Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

2/26 Windsor Crescent, Surrey Hills Vic 3127

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ting		
Range betweer	\$670,000		&		\$720,000			
Median sale p	rice							
Median price	\$953,000	Pro	operty Type	Unit			Suburb	Surrey Hills
Period - From	01/04/2023	to	31/03/2024		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	1/256 Union Rd BALWYN 3103	\$731,000	15/02/2024
2	6/41 Brougham St BOX HILL 3128	\$710,000	03/04/2024
3	1/772 Whitehorse Rd MONT ALBERT 3127	\$695,000	29/04/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

19/06/2024 13:02









Property Type: Unit Agent Comments David Fileccia 0402 026 748 DavidFileccia@jelliscraig.com.au

Indicative Selling Price \$670,000 - \$720,000 Median Unit Price Year ending March 2024: \$953,000

Comparable Properties



1/256 Union Rd BALWYN 3103 (REI/VG)



Price: \$731,000 Method: Private Sale Date: 15/02/2024 Property Type: Unit

Agent Comments

Agent Comments

Agent Comments



6/41 Brougham St BOX HILL 3128 (REI/VG)



Price: \$710,000 Method: Private Sale Date: 03/04/2024 Property Type: Unit Land Size: 107 sqm approx

1/772 Whitehorse Rd MONT ALBERT 3127 (REI)



Price: \$695,000 Method: Private Sale Date: 29/04/2024 Property Type: Unit

Account - Jellis Craig | P: 98305966

propertydata



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