

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 2/58 Windsor Crescent, Surrey Hills Vic 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000 & \$880,000

Median sale price

Median price \$953,000 Property Type Unit Suburb Surrey Hills

Period - From 01/07/2023 to 30/09/2023 Source 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.

	Address of comparable property	Price	Date of sale
1	4/3 Rowland St MONT ALBERT 3127	\$871,000	21/10/2023
2	3/9 Louise Av MONT ALBERT 3127	\$870,000	11/11/2023
3	4/85 Windsor Cr MONT ALBERT 3127	\$835,000	28/10/2023

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: 06/12/2023 10:57



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

September quarter 2023: \$953,000

Comparable Properties



4/3 Rowland St MONT ALBERT 3127 (REI)

Agent Comments

2 1 1

Price: \$871,000

Method: Auction Sale

Date: 21/10/2023

Property Type: Unit

Land Size: 187 sqm approx



3/9 Louise Av MONT ALBERT 3127 (REI)

Agent Comments

2 1 1

Price: \$870,000

Method: Auction Sale

Date: 11/11/2023

Property Type: Unit



4/85 Windsor Cr MONT ALBERT 3127 (REI)

Agent Comments

2 1 1

Price: \$835,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Unit