

# 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 4/3 Windsor Crescent, Surrey Hills Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$826,500 Property Type Unit Suburb Surrey Hills

Period - From 01/04/2023 to 30/06/2023 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	1/52 Shepherd St SURREY HILLS 3127	\$1,225,000	29/04/2023
2	4/12 Florence Rd SURREY HILLS 3127	\$1,170,000	26/08/2023
3	2/7 George St MONT ALBERT 3127	\$1,150,000	02/09/2023

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: 04/09/2023 16:15



3   1   3

**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 320 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median Unit Price**  
June quarter 2023: \$826,500

## Comparable Properties



**1/52 Shepherd St SURREY HILLS 3127 (REI/VG)**

[Agent Comments](#)

3   2   2

**Price:** \$1,225,000  
**Method:** Sold Before Auction  
**Date:** 29/04/2023  
**Property Type:** House (Res)



**4/12 Florence Rd SURREY HILLS 3127 (REI)**

[Agent Comments](#)

2   1   2

**Price:** \$1,170,000  
**Method:** Auction Sale  
**Date:** 26/08/2023  
**Property Type:** Unit



**2/7 George St MONT ALBERT 3127 (REI)**

[Agent Comments](#)

3   2   2

**Price:** \$1,150,000  
**Method:** Auction Sale  
**Date:** 02/09/2023  
**Property Type:** Unit

Account - Jellis Craig | P: 98305966