

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 48 Windsor Crescent, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$2,400,000 Property Type House 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	20 Benson St SURREY HILLS 3127	\$2,682,000	17/09/2023
2	29A Florence Rd SURREY HILLS 3127	\$2,460,000	19/10/2023
3	22 Banool Rd SURREY HILLS 3127	\$2,405,000	14/10/2023

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: 23/10/2023 15:42



4 2 5

Property Type: House

Land Size: 691 sqm approx

Agent Comments

Comparable Properties



20 Benson St SURREY HILLS 3127 (REI)

Agent Comments

4 2 2

Price: \$2,682,000

Method: Private Sale

Date: 17/09/2023

Property Type: House

Land Size: 685 sqm approx



29A Florence Rd SURREY HILLS 3127 (REI)

Agent Comments

5 2 3

Price: \$2,460,000

Method: Sold Before Auction

Date: 19/10/2023

Property Type: House (Res)

Land Size: 993 sqm approx



22 Banool Rd SURREY HILLS 3127 (REI)

Agent Comments

4 2 2

Price: \$2,405,000

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)

Land Size: 597 sqm approx