

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	11 Goodwood Street, Surrey Hills Vic 3127
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**Indicative selling price**

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

Range between	\$2,000,000	&	\$2,200,000
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**Median sale price**

Median price	\$2,285,000	House	X	Unit		Suburb	Surrey Hills
Period - From	01/10/2017	to	31/12/2017	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	21 Park Rd SURREY HILLS 3127	\$2,155,000	27/10/2017
2	13 Verdun St SURREY HILLS 3127	\$2,010,000	24/10/2017
3	13 Lambourne St SURREY HILLS 3127	\$2,000,000	07/12/2017

**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.



 4  3  3

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 799 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,000,000 - \$2,200,000  
**Median House Price**  
 December quarter 2017: \$2,285,000

## Comparable Properties



21 Park Rd SURREY HILLS 3127 (REI/VG)

 4  2  3

**Price:** \$2,155,000  
**Method:** Sold Before Auction  
**Date:** 27/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 751 sqm approx

Agent Comments

Renovated home. Swimming pool.



13 Verdun St SURREY HILLS 3127 (REI/VG)

 3  2  2

**Price:** \$2,010,000  
**Method:** Private Sale  
**Date:** 24/10/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx

Agent Comments

Renovated weatherboard Californian bungalow.



13 Lambourne St SURREY HILLS 3127 (REI)

 4  2  3

**Price:** \$2,000,000  
**Method:** Private Sale  
**Date:** 07/12/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 735 sqm approx

Agent Comments

Renovated kitchen and bathrooms.