

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 2/136 Windsor Crescent, Surrey Hills Vic 3127
Including suburb and postcode

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$945,500 Property Type Unit Suburb Surrey Hills
Period - From 01/10/2023 to 30/09/2024 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	1/91 Albion Rd BOX HILL 3128	\$780,000	31/08/2024
2	1/22 Thames St BOX HILL NORTH 3129	\$816,000	24/08/2024
3	4/68 Dunloe Av MONT ALBERT NORTH 3129	\$750,000	11/07/2024

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:

13/11/2024 14:23

**Rooms:** 3**Property Type:** Unit**Agent Comments****Indicative Selling Price**

\$700,000 - \$770,000

Median Unit Price

Year ending September 2024: \$945,500

Comparable Properties

**1/91 Albion Rd BOX HILL 3128 (REI/VG)****Price:** \$780,000**Method:** Auction Sale**Date:** 31/08/2024**Property Type:** Unit**Land Size:** 184 sqm approx**Agent Comments****1/22 Thames St BOX HILL NORTH 3129 (REI/VG)****Price:** \$816,000**Method:** Auction Sale**Date:** 24/08/2024**Property Type:** Unit**Land Size:** 230 sqm approx**Agent Comments****4/68 Dunloe Av MONT ALBERT NORTH 3129 (REI/VG)****Price:** \$750,000**Method:** Private Sale**Date:** 11/07/2024**Property Type:** Unit**Agent Comments**

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