

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

7/56 Windsor Crescent Surrey Hills VIC 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Surrey Hills

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

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 6 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

4/56 Windsor Crescent Surrey Hills VIC 3127	\$741,700	29-Oct-19
1/52 Windsor Crescent Surrey Hills VIC 3127	\$756,000	19-Oct-19
1/21 Beech Street Surrey Hills VIC 3127	\$817,000	26-Oct-19

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 6 months.~~

This Statement of Information was prepared on: 25 March 2020



4/56 Windsor Crescent Surrey Hills VIC 3127 Sold Price **\$741,700** Sold Date **29-Oct-19**

 2  1  1

Distance -



152 Windsor Crescent, Surrey Hills
VIC 3127

1/52 Windsor Crescent Surrey Hills VIC 3127 Sold Price **\$756,000** Sold Date **19-Oct-19**

 2  1  1

Distance **0.04km**



1/21 Beech Street Surrey Hills VIC 3127 Sold Price **\$817,000** Sold Date **26-Oct-19**

 3  1  1

Distance **1.07km**

RS = Recent sale UN = Undisclosed Sale

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