

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

1/88 Warrigal Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$550,000

&

\$575,000

Median sale price

Median price \$855,000

House

Unit

X

Suburb

Surrey Hills

Period - From 01/07/2017

to

30/09/2017

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	6/38 Boisdale St SURREY HILLS 3127	\$660,000	05/04/2017
2	104/176 Union Rd SURREY HILLS 3127	\$632,000	16/08/2017
3	304/158-160 Union Rd SURREY HILLS 3127	\$610,000	19/03/2016

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.



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Rooms:**Property Type:** Apartment

Agent Comments

Certain to surprise at the rear of Wattle Lodge, this quiet ground floor apartment boasts more than 83sqm of sensational space with a classic retro vibe close to Wattle Park, Riversdale Road trams and delightful Through Road Village cafes. Solid brick construction and a preferred rear position keep two-bedroom accommodation perfectly peaceful and private, from a charming 1960's foyer right through to a sun filled alfresco terrace that basks in broad blue sky views.

Comparable Properties



6/38 Boisdale St SURREY HILLS 3127 (REI/VG) Agent Comments

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Price: \$660,000**Method:** Private Sale**Date:** 05/04/2017**Rooms:** 4**Property Type:** Apartment

104/176 Union Rd SURREY HILLS 3127 (REI) Agent Comments

2
 1
 1

Price: \$632,000**Method:** Private Sale**Date:** 16/08/2017**Rooms:** -**Property Type:** Apartment

304/158-160 Union Rd SURREY HILLS 3127 (REI/VG) Agent Comments

2
 1
 1

Price: \$610,000**Method:** Auction Sale**Date:** 19/03/2016**Rooms:** 3**Property Type:** Apartment