

William Van den Dungen 9809 2000 0438 130 188 william.vandendungen@noeljones.com.au

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	13 Lambourne Street, Surrey Hills Vic 3127
Including suburb and	
postcode	

Indicative selling price

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

Single price \$2,099,000

Median sale price

Median price	\$1,930,000	Hou	ise X	Unit		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.

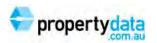
Add	dress of comparable property	Price	Date of sale
1	52 Park Rd SURREY HILLS 3127	\$2,280,000	08/07/2017
2	78 Durham Rd SURREY HILLS 3127	\$2,205,000	30/10/2017
3	21 Park Rd SURREY HILLS 3127	\$2,155,000	27/10/2017

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.

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> **Indicative Selling Price** \$2,099,000

William Van den Dungen

September guarter 2017: \$1,930,000

Median House Price



Rooms:

Property Type: House (Res) Land Size: 732 sqm approx

Agent Comments

Superbly renovated and extended, this immediately appealing family home delivers spacious living and entertaining zones designed to create a wonderful family environment. Beautifully appointed interiors include zoned formal sitting room and expansive living/dining domain accompanied by a CaesarStone kitchen boasting smeg appliances. There are four bedrooms and two modern bathrooms including a luxurious main suite with walk in robes and ensuite.

Comparable Properties



52 Park Rd SURREY HILLS 3127 (REI/VG)

Price: \$2,280,000 Method: Private Sale Date: 08/07/2017

Rooms: 8

Property Type: House (Res) Land Size: 735 sqm approx

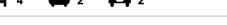
78 Durham Rd SURREY HILLS 3127 (REI)

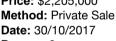




Price: \$2,205,000 Method: Private Sale

Agent Comments





Rooms: 8

Property Type: House (Res)

Agent Comments



21 Park Rd SURREY HILLS 3127 (REI)





Price: \$2,155,000

Method: Sold Before Auction

Date: 27/10/2017

Rooms: -

Property Type: House (Res) Land Size: 751 sqm approx **Agent Comments**

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