

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

13 Lambourne Street, Surrey Hills Vic 3127

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

House

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.

Address 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.

13 Lambourne Street, Surrey Hills Vic 3127

Noel Jones

William Van den Dungen

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Indicative Selling Price

\$2,099,000

Median House Price

September quarter 2017: \$1,930,000



 4  2  3

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)

Agent Comments

 5  3  2

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)

Agent Comments

 4  2  2

Price: \$2,205,000

Method: Private Sale

Date: 30/10/2017

Rooms: 8

Property Type: House (Res)



21 Park Rd SURREY HILLS 3127 (REI)

Agent Comments

 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