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

1/14 Suffolk Road, Surrey Hills Vic 3127

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,600,000		&		\$1,760,000			
Median sale p	rice							
Median price	\$826,500	Pro	operty Type	Unit			Suburb	Surrey Hills
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	3/5 Chatham Rd CANTERBURY 3126	\$1,750,000	19/08/2023
2	3/11 Iramoo St BALWYN 3103	\$1,700,000	24/06/2023
3	2/20 Brenbeal St BALWYN 3103	\$1,580,000	05/08/2023

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.

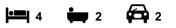
This Statement of Information was prepared on:

03/10/2023 13:17









Rooms: 6 Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$1,600,000 - \$1,760,000 Median Unit Price June quarter 2023: \$826,500

Comparable Properties



3/5 Chatham Rd CANTERBURY 3126 (REI)



Price: \$1,750,000 Method: Auction Sale Date: 19/08/2023 Property Type: Townhouse (Res)



3/11 Iramoo St BALWYN 3103 (REI)

4 4 4 2

Price: \$1,700,000 Method: Private Sale Date: 24/06/2023 Property Type: Townhouse (Single)



2/20 Brenbeal St BALWYN 3103 (REI/VG)



Agent Comments

Agent Comments

Agent Comments

Price: \$1,580,000 Method: Auction Sale Date: 05/08/2023 Property Type: Townhouse (Res)

Account - Jellis Craig | P: 98305966



propertydata

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