

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

1/19 Albert Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,700,000

&

\$1,870,000

Median sale price

Median price \$1,501,000

Property Type Townhouse

Suburb Surrey Hills

Period - From 03/11/2022

to 02/11/2023

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	2/11 Cornell St CAMBERWELL 3124	\$1,820,000	17/08/2023
2	1/110 Prospect Hill Rd CANTERBURY 3126	\$1,770,000	02/09/2023
3	1/77 Guildford Rd SURREY HILLS 3127	\$1,710,000	18/06/2023

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:

03/11/2023 08:31

1/19 Albert Street, Surrey Hills Vic 3127



Nick O'Halloran
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Indicative Selling Price

\$1,700,000 - \$1,870,000

Median Townhouse Price

03/11/2022 - 02/11/2023: \$1,501,000



4 2 2

Property Type: Unit

Agent Comments

Comparable Properties



2/11 Cornell St CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,820,000

Method: Sold Before Auction

Date: 17/08/2023

Property Type: Unit

Land Size: 335 sqm approx



1/110 Prospect Hill Rd CANTERBURY 3126 (REI/VG)

Agent Comments

3 2 2

Price: \$1,770,000

Method: Auction Sale

Date: 02/09/2023

Property Type: Unit



1/77 Guildford Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

3 2 1

Price: \$1,710,000

Method: Sold Before Auction

Date: 18/06/2023

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 98305966



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