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

1/75 Durham Road, Surrey Hills Vic 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,100,000		&		\$1,200,000				
Median sale p	rice								
Median price	\$2,405,000	Pro	operty Type	Hou	se		Suburb	Surrey Hills	
Period - From	01/10/2023	to	31/12/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	3/16 Kent Rd SURREY HILLS 3127	\$1,150,000	28/10/2023
2	4/70 Essex Rd SURREY HILLS 3127	\$1,100,000	17/02/2024
3	2/12 Tyndall St SURREY HILLS 3127	\$1,100,000	02/03/2024

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:

02/04/2024 10:04







Property Type: House Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price December quarter 2023: \$2,405,000

Comparable Properties



3/16 Kent Rd SURREY HILLS 3127 (REI/VG)



Price: \$1,150,000 Method: Auction Sale Date: 28/10/2023 Property Type: Unit

4/70 Essex Rd SURREY HILLS 3127 (REI)

Agent Comments

Agent Comments





Price: \$1,100,000 Method: Auction Sale Date: 17/02/2024 Property Type: Unit

2/12 Tyndall St SURREY HILLS 3127 (REI)



Agent Comments



Price: \$1,100,000 Method: Auction Sale Date: 02/03/2024 Property Type: Unit Land Size: 209 sqm approx

Account - Marshall White | P: 03 9822 9999



propertydata

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