## 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

101/28-34 Boisdale Street, Surrey Hills Vic 3127

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$870,000		&		\$910,000			
Median sale p	rice							
Median price	\$855,000	Pro	operty Type	Unit			Suburb	Surrey Hills
Period - From	01/04/2024	to	31/03/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	LG8/28-34 Boisdale St SURREY HILLS 3127	\$850,000	14/03/2025
2			
3			

#### OR

**B**<sup>\*</sup> 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:

15/05/2025 12:04









**Property Type:** Apartment **Land Size:** 99 sqm approx Agent Comments Indicative Selling Price \$870,000 - \$910,000 Median Unit Price Year ending March 2025: \$855,000

Separate study/3rd bedroom, Whitehorse rates approx. \$1300 and Mayfield Owners Corp \$1150 per quarter approx.

Agent Comments

# **Comparable Properties**



LG8/28-34 Boisdale St SURREY HILLS 3127 (REI)



Price: \$850,000 Method: Private Sale Date: 14/03/2025 Property Type: Apartment

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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