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

119 Surrey Road North, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,650,000		&		\$1,750,000			
Median sale p	rice							
Median price	\$2,155,000	Pro	roperty Type Hous		ISE		Suburb	South Yarra
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 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	32a Cromwell Rd SOUTH YARRA 3141	\$1,760,000	12/08/2023
2			
3			

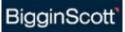
OR

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:

22/09/2023 12:20









Rooms: 5 Property Type: House (Res) Land Size: 180 sqm approx Agent Comments Indicative Selling Price \$1,650,000 - \$1,750,000 Median House Price June quarter 2023: \$2,155,000

Comparable Properties



32a Cromwell Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$1,760,000 Method: Auction Sale Date: 12/08/2023 Property Type: House (Res)

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.

Account - BigginScott | P: 03 9426 4000





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