

## 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

2/12 TYNDALL STREET SURREY HILLS VIC 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$856,750

Property type

Unit

Suburb

Surrey Hills

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 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

4/10 NORFOLK ROAD SURREY HILLS VIC 3127	\$845,000	11-Nov-23
5/293 MONT ALBERT ROAD SURREY HILLS VIC 3127	\$815,000	07-Oct-23
5/38-40 SHEPHERD STREET SURREY HILLS VIC 3127	\$840,000	04-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 07 February 2024

**4/10 NORFOLK ROAD SURREY HILLS VIC 3127**

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Sold Price **\$845,000** Sold Date **11-Nov-23**Distance **0.74km****5/293 MONT ALBERT ROAD SURREY HILLS VIC 3127**

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Sold Price **\$815,000** Sold Date **07-Oct-23**Distance **1.44km****5/38-40 SHEPHERD STREET SURREY HILLS VIC 3127**

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Sold Price **\$840,000** Sold Date **04-Sep-23**Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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