

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

2/23 Broughton Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$670,000 & \$730,000

Median sale price

Median price \$894,250 Property Type Unit Suburb Surrey Hills

Period - From 01/10/2022 to 30/09/2023 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	3/18 Louise Av MONT ALBERT 3127	\$710,000	30/10/2023
2	5/17 Wolseley CI MONT ALBERT 3127	\$685,000	24/11/2023
3	2/66 Wattle Valley Rd CANTERBURY 3126	\$672,000	09/12/2023

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:

12/12/2023 13:31



Rooms: 3

Property Type: Unit

Land Size: 102 sqm approx

Agent Comments

Comparable Properties



3/18 Louise Av MONT ALBERT 3127 (REI)

Agent Comments



Price: \$710,000

Method: Private Sale

Date: 30/10/2023

Property Type: Unit



5/17 Wolseley Cl MONT ALBERT 3127 (REI)

Agent Comments



Price: \$685,000

Method: Sold Before Auction

Date: 24/11/2023

Property Type: Apartment



2/66 Wattle Valley Rd CANTERBURY 3126 (REI)

Agent Comments



Price: \$672,000

Method: Auction Sale

Date: 09/12/2023

Property Type: Unit