

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 Guildford Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$2,205,000 Property Type House Suburb Surrey Hills

Period - From 01/04/2022 to 31/03/2023 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	81 Guildford Rd SURREY HILLS 3127	\$1,258,000	09/02/2023
2	3 Thames St SURREY HILLS 3127	\$1,230,000	13/05/2023
3	1/92 Windsor Cr SURREY HILLS 3127	\$1,122,500	27/05/2023

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: 29/06/2023 14:23



Rooms: 3

Property Type: Townhouse

Land Size: 328 sqm approx

Agent Comments

Comparable Properties



81 Guildford Rd SURREY HILLS 3127 (REI/VG) Agent Comments



Price: \$1,258,000

Method: Private Sale

Date: 09/02/2023

Property Type: House

Land Size: 761 sqm approx



3 Thames St SURREY HILLS 3127 (REI/VG) Agent Comments



Price: \$1,230,000

Method: Auction Sale

Date: 13/05/2023

Property Type: House (Res)

Land Size: 223 sqm approx



1/92 Windsor Cr SURREY HILLS 3127 (REI) Agent Comments



Price: \$1,122,500

Method: Auction Sale

Date: 27/05/2023

Property Type: Unit