

# 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 2/310 Mont Albert Road, 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)

Range between \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,490,500 Property Type Townhouse Suburb Surrey Hills

Period - From 08/05/2022 to 07/05/2023 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	4/8 Pennant La SURREY HILLS 3127	\$1,500,000	20/12/2022
2	2/6 Parring Rd BALWYN 3103	\$1,480,000	13/04/2023
3	2a Mathilde Rd SURREY HILLS 3127	\$1,393,000	18/03/2023

**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: 08/05/2023 17:05



3   2   2

**Rooms:** 8  
**Property Type:** House

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median Townhouse Price**  
08/05/2022 - 07/05/2023: \$1,490,500

## Comparable Properties



**4/8 Pennant La SURREY HILLS 3127 (REI/VG)** [Agent Comments](#)

3   2   2

**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 20/12/2022  
**Property Type:** Townhouse (Res)



**2/6 Parring Rd BALWYN 3103 (REI)** [Agent Comments](#)

3   2   2

**Price:** \$1,480,000  
**Method:** Sold Before Auction  
**Date:** 13/04/2023  
**Property Type:** Townhouse (Res)



**2a Mathilde Rd SURREY HILLS 3127 (REI/VG)** [Agent Comments](#)

3   2   1

**Price:** \$1,393,000  
**Method:** Auction Sale  
**Date:** 18/03/2023  
**Property Type:** House (Res)  
**Land Size:** 233 sqm approx