

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

2/312 MONT ALBERT ROAD SURREY HILLS VIC 3127

Indicative selling price

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

Single Price

or range
between

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Unit

Suburb

Surrey Hills

Period-from

01 Jun 2023

to

31 May 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

1/38 FLORENCE ROAD SURREY HILLS VIC 3127	\$850,000	16-Mar-24
1/3-5 CATHERINE STREET BOX HILL VIC 3128	\$782,000	25-May-24
4/32 KENMARE STREET MONT ALBERT VIC 3127	\$890,000	27-Dec-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: 11 June 2024



1/38 FLORENCE ROAD SURREY HILLS VIC 3127

3 1 1

Sold Price ^{RS} **\$850,000** ^{UN} Sold Date **16-Mar-24**

Distance **1.06km**



1/3-5 CATHERINE STREET BOX HILL VIC 3128

3 1 1

Sold Price ^{RS} **\$782,000** Sold Date **25-May-24**

Distance **2.23km**



4/32 KENMARE STREET MONT ALBERT VIC 3127

3 1 1

Sold Price **\$890,000** Sold Date **27-Dec-23**

Distance **1.22km**

RS = Recent sale **UN** = Undisclosed Sale

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