

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

2/60 Durham Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

Median sale price

Median price \$1,481,000 Property Type Townhouse Suburb Surrey Hills

Period - From 17/01/2023 to 16/01/2024 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	1/110 Prospect Hill Rd CANTERBURY 3126	\$1,770,000	02/09/2023
2	2/107 Wattle Valley Rd CAMBERWELL 3124	\$1,751,000	02/12/2023
3	3/5 Chatham Rd CANTERBURY 3126	\$1,750,000	19/08/2023

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:

17/01/2024 11:57



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median Townhouse Price
17/01/2023 - 16/01/2024: \$1,481,000

Comparable Properties



1/110 Prospect Hill Rd CANTERBURY 3126 (REI/VG)

Agent Comments

3 2 2

Price: \$1,770,000
Method: Auction Sale
Date: 02/09/2023
Property Type: Unit



2/107 Wattle Valley Rd CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,751,000
Method: Auction Sale
Date: 02/12/2023
Property Type: Townhouse (Res)



3/5 Chatham Rd CANTERBURY 3126 (REI/VG)

Agent Comments

3 2 2

Price: \$1,750,000
Method: Auction Sale
Date: 19/08/2023
Property Type: Townhouse (Res)

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017