

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

20 Kent Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$2,400,000 Property Type House Suburb Surrey Hills

Period - From 01/07/2023 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	58 Bryson St CANTERBURY 3126	\$2,850,000	14/10/2023
2	18 Salisbury Av MONT ALBERT 3127	\$2,850,000	20/09/2023
3	17 Weybridge St SURREY HILLS 3127	\$2,760,000	14/10/2023

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:

31/10/2023 16:30



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  2

Property Type: House (Res)

Land Size: 743 sqm approx

Agent Comments

Indicative Selling Price

\$2,600,000 - \$2,800,000

Median House Price

September quarter 2023: \$2,400,000

Comparable Properties



58 Bryson St CANTERBURY 3126 (REI)

Agent Comments

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Price: \$2,850,000

Method: Auction Sale

Date: 14/10/2023

Property Type: House

Land Size: 654 sqm approx



18 Salisbury Av MONT ALBERT 3127 (REI)

Agent Comments

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Price: \$2,850,000

Method: Private Sale

Date: 20/09/2023

Property Type: House

Land Size: 947 sqm approx



17 Weybridge St SURREY HILLS 3127 (REI)

Agent Comments

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  1

Price: \$2,760,000

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)

Land Size: 728 sqm approx

Account - Marshall White | P: 03 9822 9999