

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

201/3 Norfolk Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,270,000 & \$2,490,000

Median sale price

Median price \$1,100,000 Property Type Unit Suburb Surrey Hills

Period - From 01/01/2024 to 31/03/2024 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		
2		
3		

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: 13/05/2024 10:39

201/3 Norfolk Road, Surrey Hills Vic 3127

belle
PROPERTY

Nick Elmore

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Indicative Selling Price

\$2,270,000 - \$2,490,000

Median Unit Price

March quarter 2024: \$1,100,000



 3  2  2

Rooms: 5

Property Type: Luxury Apartment

Agent Comments

Comparable Properties

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.

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



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