

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

203/176 Union Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$650,000 & \$715,000

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	105/801 Whitehorse Rd MONT ALBERT 3127	\$700,000	07/09/2023
2	104/288 Canterbury Rd SURREY HILLS 3127	\$680,000	13/12/2023
3	203/1a Middlesex Rd SURREY HILLS 3127	\$660,000	23/10/2023

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:

10/01/2024 15:36



2 2 1

Property Type: apartment

Agent Comments

Comparable Properties



105/801 Whitehorse Rd MONT ALBERT 3127 **Agent Comments**
(REI)

2 2 2

Price: \$700,000

Method: Private Sale

Date: 07/09/2023

Property Type: Apartment



104/288 Canterbury Rd SURREY HILLS 3127 **Agent Comments**
(REI)

2 2 2

Price: \$680,000

Method: Private Sale

Date: 13/12/2023

Property Type: Apartment



203/1a Middlesex Rd SURREY HILLS 3127 **Agent Comments**
(REI)

2 2 1

Price: \$660,000

Method: Private Sale

Date: 23/10/2023

Property Type: Apartment