

# 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 203/619 Canterbury Road, Surrey Hills Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$810,000 Property Type Unit Suburb Surrey Hills

Period - From 15/01/2023 to 14/01/2024 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	104/288 Canterbury Rd SURREY HILLS 3127	\$680,000	13/12/2023
2	118/692 Whitehorse Rd MONT ALBERT 3127	\$638,000	04/12/2023
3	204/662 Whitehorse Rd MONT ALBERT 3127	\$627,000	02/01/2024

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: 15/01/2024 14:36



**Rooms:** 4

**Property Type:** Apartment

Agent Comments

## Comparable Properties



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

Agent Comments



**Price:** \$680,000

**Method:** Private Sale

**Date:** 13/12/2023

**Property Type:** Apartment



**118/692 Whitehorse Rd MONT ALBERT 3127** (REI)

Agent Comments



**Price:** \$638,000

**Method:** Private Sale

**Date:** 04/12/2023

**Property Type:** Apartment



**204/662 Whitehorse Rd MONT ALBERT 3127** (REI)

Agent Comments



**Price:** \$627,000

**Method:** Private Sale

**Date:** 02/01/2024

**Property Type:** Apartment