Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 215 Prospect Hill Road, Surrey Hills Vic 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,800,000		&		\$1,980,000				
Median sale p	rice								
Median price	\$2,260,000	Pro	operty Type	Hou	se		Suburb	Surrey Hills	
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	77 Durham Rd SURREY HILLS 3127	\$1,905,000	02/09/2023
2	67 Park Rd SURREY HILLS 3127	\$1,888,000	17/05/2023
3	1 Weafgreen Ct CAMBERWELL 3124	\$1,805,000	16/09/2023

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:

13/10/2023 13:51







Property Type: House (Res) Agent Comments Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price Year ending June 2023: \$2,260,000

Comparable Properties



77 Durham Rd SURREY HILLS 3127 (REI)

67 Park Rd SURREY HILLS 3127 (REI/VG)

6 2



Price: \$1,905,000 Method: Auction Sale Date: 02/09/2023 Property Type: House (Res) Land Size: 500 sqm approx

Agent Comments

Agent Comments



Price: \$1,888,000 Method: Expression of Interest Date: 17/05/2023 Property Type: House (Res) Land Size: 534 sqm approx

2

3

1 Weafgreen Ct CAMBERWELL 3124 (REI)

1 3 **1** 2 **2** 2

Agent Comments



Price: \$1,805,000 Method: Auction Sale Date: 16/09/2023 Property Type: House (Res) Land Size: 609 sqm approx

Account - Marshall White | P: 03 9822 9999



propertydata

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