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 231 Union Road, Surrey Hills Vic 3127

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,600,000		&		\$1,730,000			
Median sale p	rice							
Median price	\$2,350,000	Pro	operty Type	Hou	se		Suburb	Surrey Hills
Period - From	01/04/2023	to	31/03/2024		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	419 Mont Albert Rd MONT ALBERT 3127	\$1,810,000	20/06/2024
2	3a High St MONT ALBERT 3127	\$1,800,000	23/03/2024
3	237 Union Rd SURREY HILLS 3127	\$1,705,000	16/01/2024

OR

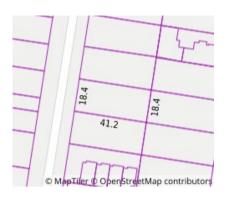
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

25/06/2024 11:36



231 Union Road, Surrey Hills Vic 3127





Property Type: Divorce/Estate/Family Transfers Land Size: 752 sqm approx Agent Comments

Indicative Selling Price \$1,600,000 - \$1,730,000 Median House Price Year ending March 2024: \$2,350,000

Comparable Properties



419 Mont Albert Rd MONT ALBERT 3127 (REI) Agent Comments



Price: \$1.810.000 Method: Sold Before Auction Date: 20/06/2024 Property Type: House Land Size: 720 sqm approx



3a High St MONT ALBERT 3127 (REI)

Agent Comments

Agent Comments

Price: \$1,800,000 Method: Private Sale Date: 23/03/2024 Property Type: House Land Size: 780 sqm approx

2



237 Union Rd SURREY HILLS 3127 (REI/VG)



Price: \$1,705,000 Method: Private Sale Date: 16/01/2024 Property Type: House Land Size: 753 sqm approx

Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088



propertydata

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