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

246 Mont Albert Road, Surrey Hills Vic 3127

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,800,000		&		\$1,950,000			
Median sale p	rice							
Median price	\$2,185,000	Pro	operty Type	Hou	se		Suburb	Surrey Hills
Period - From	01/01/2024	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 sixmonths 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	1a South Ct SURREY HILLS 3127	\$1,950,000	17/04/2024
2	1/78 Middlesex Rd SURREY HILLS 3127	\$1,845,000	01/03/2024
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:

19/04/2024 10:49









PropertyType: House (Res) **Land Size:** 386 sqm approx Agent Comments Nick O'Halloran 9831 2819 0430 345 086 nickohalloran@jelliscraig.com.au

> Indicative Selling Price \$1,800,000 - \$1,950,000 Median House Price March quarter 2024: \$2,185,000

Comparable Properties



1a South Ct SURREY HILLS 3127 (REI)



Price: \$1,950,000 Method: Private Sale Date: 17/04/2024 Property Type: Townhouse (Single) Agent Comments



1/78 Middlesex Rd SURREY HILLS 3127 (REI) Agent Comments



Price: \$1,845,000 Method: Sold Before Auction Date: 01/03/2024 Property Type: Townhouse (Res)

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 - Jellis Craig | P: 98305966



propertydata will do

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