

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

26 Albany Crescent, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,700,000 & \$2,900,000

Median sale price

Median price \$2,405,000 Property Type House Suburb Surrey Hills

Period - From 01/10/2023 to 31/12/2023 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 | 52 Victoria Cr MONT ALBERT 3127 | \$2,930,000 | 28/10/2023 |
| 2 | 104 Yarrbat Av BALWYN 3103 | \$2,750,000 | 18/10/2023 |
| 3 | 22 James St SURREY HILLS 3127 | \$2,730,000 | 01/12/2023 |

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:

19/02/2024 14:06



5 1 2

Property Type: House
Land Size: 1011 sqm approx
Agent Comments

Indicative Selling Price
\$2,700,000 - \$2,900,000
Median House Price
December quarter 2023: \$2,405,000

Comparable Properties



52 Victoria Cr MONT ALBERT 3127 (REI/VG) **Agent Comments**

4 3 2

Price: \$2,930,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 490 sqm approx



104 Yarrbat Av BALWYN 3103 (VG) **Agent Comments**

5 - -

Price: \$2,750,000
Method: Sale
Date: 18/10/2023
Property Type: House (Res)
Land Size: 694 sqm approx



22 James St SURREY HILLS 3127 (REI) **Agent Comments**

4 2 2

Price: \$2,730,000
Method: Sold Before Auction
Date: 01/12/2023
Property Type: House (Res)
Land Size: 620 sqm approx

Account - Marshall White | P: 03 9822 9999