

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 261 Mont Albert Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

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	3 Marne St SURREY HILLS 3127	\$2,616,000	11/11/2023
2	20 Kent Rd SURREY HILLS 3127	\$2,550,000	18/12/2023
3	48 Windsor Cr SURREY HILLS 3127	\$2,420,000	13/12/2023

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: 06/02/2024 21:30



Rooms: 7

Property Type: House

Land Size: 858 sqm approx

Agent Comments

Comparable Properties



3 Marne St SURREY HILLS 3127 (REI)

Agent Comments



Price: \$2,616,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 696 sqm approx



20 Kent Rd SURREY HILLS 3127 (REI)

Agent Comments



Price: \$2,550,000

Method: Private Sale

Date: 18/12/2023

Property Type: House

Land Size: 743 sqm approx



48 Windsor Cr SURREY HILLS 3127 (REI)

Agent Comments



Price: \$2,420,000

Method: Private Sale

Date: 13/12/2023

Property Type: House

Land Size: 691 sqm approx