

## 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

29 ESSEX ROAD SURREY HILLS VIC 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,750,000

&

\$1,900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$862,500

Property type

Unit

Suburb

Surrey Hills

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 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

|  |             |           |
|--|-------------|-----------|
| 11A BENWERRIN ROAD SURREY HILLS VIC 3127   | \$2,030,000 | 25-May-24 |
| 246 MONT ALBERT ROAD SURREY HILLS VIC 3127 | \$1,925,000 | 11-May-24 |
|  |             |           |

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 6 months.

This Statement of Information was prepared on: 28 May 2024



**11A BENWERRIN ROAD SURREY  
HILLS VIC 3127**

 4  2  1

Sold Price <sup>RS</sup> **\$2,030,000** Sold Date **25-May-24**

Distance **1.19km**



**246 MONT ALBERT ROAD SURREY  
HILLS VIC 3127**

 4  2  2

Sold Price <sup>RS</sup> **\$1,925,000** Sold Date **11-May-24**

Distance **0.95km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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