### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	3/103 Middlesex Road, Surrey Hills Vic 3127
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$730,000	&	\$780,000
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#### Median sale price

Median price	\$975,000	Pro	perty Type Un	it		Suburb	Surrey Hills
Period - From	01/10/2023	to	31/12/2023	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.

#### Address of comparable property

Address of comparable property		Price	Date of sale
1	1/38 Florence Rd SURREY HILLS 3127	\$850,000	16/03/2024
2	1/23 Beech St SURREY HILLS 3127	\$760,000	07/03/2024
3	2/23 Broughton Rd SURREY HILLS 3127	\$760,000	09/03/2024

#### OR

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

This Statement of Information was prepared on:	08/04/2024 12:07





Christopher Cain 9805 2900 0419 140 765 chris@jacain.com.au

**Indicative Selling Price** \$730,000 - \$780,000 **Median Unit Price** December quarter 2023: \$975,000



Property Type: Villa Unit **Agent Comments** 

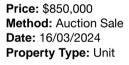
# Comparable Properties



1/38 Florence Rd SURREY HILLS 3127 (REI)

**Agent Comments** 

Agent Comments





1/23 Beech St SURREY HILLS 3127 (REI)

**———** 2

Price: \$760,000 Method: Private Sale Date: 07/03/2024 Property Type: Unit



**--** 2

2/23 Broughton Rd SURREY HILLS 3127 (REI) Agent Comments

Price: \$760.000 Method: Auction Sale

Date: 09/03/2024 Property Type: Unit

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