

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

3/4 Florence Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$950,000 & \$1,030,000

Median sale price

Median price \$894,250 Property Type Unit Suburb Surrey Hills

Period - From 01/10/2022 to 30/09/2023 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 | 3/27 Langford St SURREY HILLS 3127 | \$1,090,000 | 23/09/2023 |
| 2 | 3/12 Florence Rd SURREY HILLS 3127 | \$988,000 | 12/10/2023 |
| 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:

27/10/2023 10:52



3 2 2

Rooms: 5
Property Type: Unit

Agent Comments

Indicative Selling Price

\$950,000 - \$1,030,000

Median Unit Price

Year ending September 2023: \$894,250

Comparable Properties



3/27 Langford St SURREY HILLS 3127 (REI)

Agent Comments

2 1 1

Price: \$1,090,000
Method: Auction Sale
Date: 23/09/2023
Property Type: Unit



3/12 Florence Rd SURREY HILLS 3127 (REI)

Agent Comments

2 1 1

Price: \$988,000
Method: Sold Before Auction
Date: 12/10/2023
Property Type: Unit

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.