Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/5 Florence Road, Surrey Hills Vic 3127

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$970,000		&		\$1,050,000			
Median sale p	rice							
Median price	\$855,000	Pro	operty Type	Unit			Suburb	Surrey Hills
Period - From	01/04/2024	to	31/03/2025		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	7/20 Florence Rd SURREY HILLS 3127	\$1,050,000	21/01/2025
2			
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:

16/04/2025 13:32





Khom Falla 0497 282 260





Rooms: 5 Property Type: Townhouse (Res) Land Size: 218 sqm approx Agent Comments Indicative Selling Price \$960,000 - \$1,050,000 Median Unit Price Year ending March 2025: \$855,000

Agent Comments

Comparable Properties



7/20 Florence Rd SURREY HILLS 3127 (REI/VG)



Price: \$1,050,000 Method: Private Sale Date: 21/01/2025 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.

Account - Jellis Craig | P: 98305966



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