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

3/75 Durham Road, Surrey Hills Vic 3127

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$2,350,000	Pro	operty Type	Hous	se		Suburb	Surrey Hills
Period - From	01/04/2023	to	31/03/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	1/75 Durham Rd SURREY HILLS 3127	\$1,300,000	27/04/2024
2	1/16 Suffolk Rd SURREY HILLS 3127	\$1,257,000	23/03/2024
3	2/12 Tyndall St SURREY HILLS 3127	\$1,100,000	02/03/2024

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:

05/06/2024 17:32







Rooms: 5 Property Type: Unit Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending March 2024: \$2,350,000

Comparable Properties



1/75 Durham Rd SURREY HILLS 3127 (REI/VG) Agent Comments



Price: \$1,300,000 Method: Auction Sale Date: 27/04/2024 Property Type: House (Res) Land Size: 313 sqm approx



1/16 Suffolk Rd SURREY HILLS 3127 (REI/VG) Agent Comments



Price: \$1,257,000 Method: Auction Sale Date: 23/03/2024 Property Type: Unit



2/12 Tyndall St SURREY HILLS 3127 (REI/VG) Agent Comments



Price: \$1,100,000 Method: Auction Sale Date: 02/03/2024 Property Type: Unit Land Size: 209 sqm approx

Account - Marshall White | P: 03 9822 9999



propertydata

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