

## 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

30 KENT 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

\$2,980,000

&

\$3,278,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,333,500

Property type

House

Suburb

Surrey Hills

Period-from

01 Dec 2022

to

30 Nov 2023

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

11 DURHAM ROAD SURREY HILLS VIC 3127	\$3,090,000	28-Oct-23
18 ALBANY CRESCENT SURREY HILLS VIC 3127	\$3,285,000	26-Aug-23

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: 16 December 2023



## 11 DURHAM ROAD SURREY HILLS VIC 3127

 5  2  2

Sold Price <sup>RS</sup> **\$3,090,000** <sup>UN</sup> Sold Date **28-Oct-23**

Distance **0.47km**



## 18 ALBANY CRESCENT SURREY HILLS VIC 3127

 5  1  2

Sold Price <sup>RS</sup> **\$3,285,000** Sold Date **26-Aug-23**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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