

# 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

39 Clyde Street, 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)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$2,405,000 Property Type House Suburb Surrey Hills

Period - From 01/10/2023 to 31/12/2023 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	1/121 Balwyn Rd BALWYN 3103	\$1,076,000	07/10/2023
2	2/6 Norbert St BALWYN 3103	\$1,050,000	10/10/2023
3	1/284 Mont Albert Rd SURREY HILLS 3127	\$1,000,000	21/12/2023

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:

27/02/2024 14:05



**Rooms:** 3  
**Property Type:** House  
**Land Size:** 372.799 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median House Price**  
 December quarter 2023: \$2,405,000

## Comparable Properties



1/121 Balwyn Rd BALWYN 3103 (REI/VG)

Agent Comments



**Price:** \$1,076,000  
**Method:** Auction Sale  
**Date:** 07/10/2023  
**Property Type:** Unit



2/6 Norbert St BALWYN 3103 (REI/VG)

Agent Comments



**Price:** \$1,050,000  
**Method:** Sold Before Auction  
**Date:** 10/10/2023  
**Property Type:** Unit



1/284 Mont Albert Rd SURREY HILLS 3127 (VG)

Agent Comments



**Price:** \$1,000,000  
**Method:** Sale  
**Date:** 21/12/2023  
**Property Type:** Strata Unit/Flat

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