## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

39 Clyde Street, Surrey Hills Vic 3127

#### Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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#### Median sale price

Median price	\$2,405,000	Pro	perty 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

Add	dress 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 comparableproperties 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

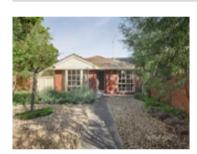
Property Type: House

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)



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

**Agent Comments** 



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

**———** 2





Price: \$1,050,000

Method: Sold Before Auction

Date: 10/10/2023 Property Type: Unit Agent Comments



1/284 Mont Albert Rd SURREY HILLS 3127

(VG)







Price: \$1,000,000 Method: Sale Date: 21/12/2023

Property Type: Strata Unit/Flat

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408



