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

4/5 Suffolk 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	\$870,000		&		\$950,000			
Median sale pi	rice							
Median price	\$1,100,000	Pro	operty Type	Unit			Suburb	Surrey Hills
Period - From	01/01/2024	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.

Ade	dress of comparable property	Price	Date of sale
1	1/37 Barton St SURREY HILLS 3127	\$960,000	16/12/2023
2	6/27 Chatham Rd CANTERBURY 3126	\$930,000	02/03/2024
3	2/11 Northcote Av BALWYN 3103	\$870,000	09/03/2024

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:

23/04/2024 11:26







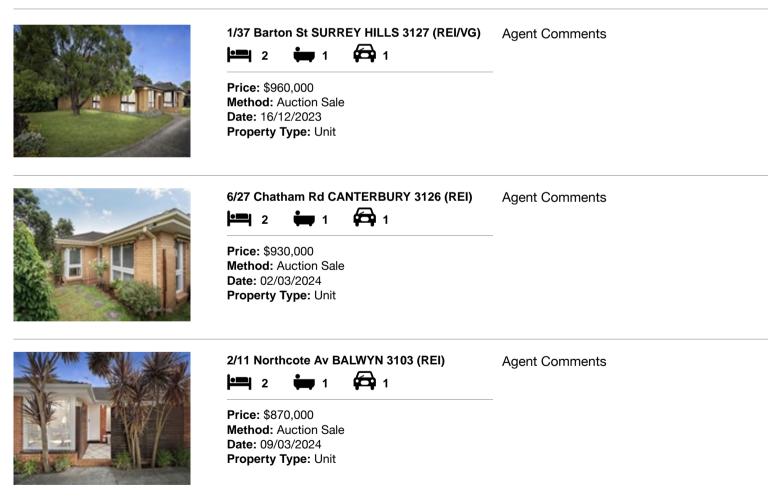


Property Type: Unit Agent Comments

David Ferro Davidferro@jelliscraig.com.au 0437 104 272

Indicative Selling Price \$870,000 - \$950,000 Median Unit Price March guarter 2024: \$1,100,000

Comparable Properties



Account - Jellis Craig | P: 98305966





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