

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

4/529 Whitehorse Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$975,000 Property Type Unit 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	1/48 Northcote Av BALWYN 3103	\$1,436,000	14/10/2023
2	4/3 Windsor Cr SURREY HILLS 3127	\$1,277,000	14/10/2023
3	3/4 Florence Rd SURREY HILLS 3127	\$1,270,000	07/12/2023

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:

16/02/2024 16:59

4/529 Whitehorse Road, Surrey Hills Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co



 3  2  2

Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median Unit Price
December quarter 2023: \$975,000

Comparable Properties



1/48 Northcote Av BALWYN 3103 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,436,000
Method: Auction Sale
Date: 14/10/2023
Property Type: Unit



4/3 Windsor Cr SURREY HILLS 3127 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,277,000
Method: Auction Sale
Date: 14/10/2023
Property Type: Unit



3/4 Florence Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,270,000
Method: Auction Sale
Date: 07/12/2023
Property Type: Unit

Account - Heavyside



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