

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 6 Middlesex Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$3,950,000 & \$4,300,000

Median sale price

Median price \$2,185,000 Property Type House Suburb Surrey Hills

Period - From 01/01/2024 to 31/03/2024 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	55 York St SURREY HILLS 3127	\$4,300,000	14/03/2024
2	46a Wandsworth Rd SURREY HILLS 3127	\$4,000,000	06/02/2024
3			

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: 24/04/2024 17:06

6 Middlesex Road, Surrey Hills Vic 3127



Mike Beardsley
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Indicative Selling Price

\$3,950,000 - \$4,300,000

Median House Price

March quarter 2024: \$2,185,000



4 3 4

Rooms: 8

Property Type: House (Res)

Land Size: 939sqm approx

Comparable Properties



55 York St SURREY HILLS 3127 (REI)

Agent Comments

5 3 3

Price: \$4,300,000

Method: Private Sale

Date: 14/03/2024

Property Type: House

Land Size: 1633 sqm approx



46a Wandsworth Rd SURREY HILLS 3127 (REI)

Agent Comments

4 5 4

Price: \$4,000,000

Method: Private Sale

Date: 06/02/2024

Property Type: House

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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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