

# 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

76 Middlesex Road, 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 \$2,400,000 & \$2,600,000

### Median sale price

Median price \$2,260,000 Property Type House Suburb Surrey Hills

Period - From 01/07/2022 to 30/06/2023 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	7 Balwyn Rd CANTERBURY 3126	\$2,692,000	10/06/2023
2	101 Middlesex Rd SURREY HILLS 3127	\$2,555,000	27/05/2023
3	27 James St SURREY HILLS 3127	\$2,470,000	06/05/2023

**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:

19/07/2023 13:56



**Rooms:** 6

**Property Type:** House

**Land Size:** 724 sqm approx.

## Comparable Properties



**7 Balwyn Rd CANTERBURY 3126 (REI)**

Agent Comments



**Price:** \$2,692,000

**Method:** Sold Before Auction

**Date:** 10/06/2023

**Property Type:** House (Res)



**101 Middlesex Rd SURREY HILLS 3127 (REI)**

Agent Comments



**Price:** \$2,555,000

**Method:** Auction Sale

**Date:** 27/05/2023

**Property Type:** House (Res)

**Land Size:** 930 sqm approx



**27 James St SURREY HILLS 3127 (REI)**

Agent Comments



**Price:** \$2,470,000

**Method:** Auction Sale

**Date:** 06/05/2023

**Property Type:** House (Res)

**Land Size:** 740 sqm approx