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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$2,400,000		&		\$2,600,000			
Median sale p	rice							
Median price	\$2,260,000	Pro	operty Type	Hous	se		Suburb	Surrey Hills
Period - From	01/07/2022	to	30/06/2023		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	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





24 sqn approx



Rooms: 6 Property Type: House Land Size: 724 sqm approx. Simon Lord 03 9810 5080 0407 337 557 simonlord@jelliscraig.com.au

Indicative Selling Price \$2,400,000 - \$2,600,000 Median House Price Year ending June 2023: \$2,260,000

Comparable Properties



7 Balwyn Rd CANTERBURY 3126 (REI)



Price: \$2,692,000 Method: Sold Before Auction Date: 10/06/2023 Property Type: House (Res) Agent Comments



101 Middlesex Rd SURREY HILLS 3127 (REI) A

2 2

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) 3
2
2
2 Agent Comments



Price: \$2,470,000 Method: Auction Sale Date: 06/05/2023 Property Type: House (Res) Land Size: 740 sqm approx

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





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