# 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

77 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	\$2,600,000		&		\$2,800,000			
Median sale p	rice							
Median price	\$2,405,000	Pro	operty Type	Hous	se		Suburb	Surrey Hills
Period - From	01/10/2023	to	31/12/2023		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	24 Cooloongatta Rd CAMBERWELL 3124	\$2,835,000	11/11/2023
2	76 Middlesex Rd SURREY HILLS 3127	\$2,800,000	12/08/2023
3	20 Benson St SURREY HILLS 3127	\$2,682,000	17/09/2023

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:

29/01/2024 11:13



77 Middlesex Road, Surrey Hills Vic 3127



Zali Reynolds 03 9889 3990 0422 576 049



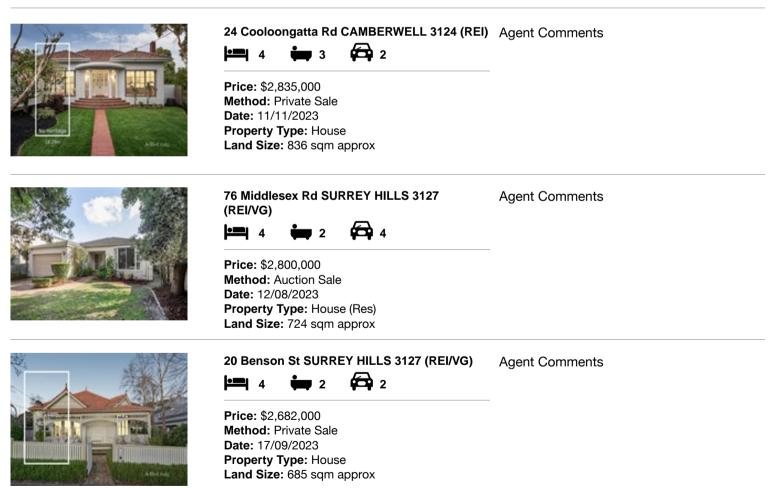
Rooms: 8 Property Type: House Land Size: 736 sqm approx Indicative Selling Price \$2,600,000 - \$2,800,000 Median House Price December quarter 2023: \$2,405,000

zali@shelterrealestate.com.au

Agent Comments

Transformed by an unforgettable state-of-the-art renovation, this brilliant home offers families a lifestyle of stylish living and luxurious entertaining with sumptuous pool, landscaped garden and gated four-car parking.

# **Comparable Properties**



Account - Shelter Real Estate | P: 03 9889 3990





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