Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered f	or sale
-----------------	-----------	---------

Address Including suburb and postcode	

Indicative selling price

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

Range between	\$980,000	&	\$1,050,000
· ·	·		1

Median sale price

Median price	\$975,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	7 Uganda St BURWOOD 3125	\$1,055,000	23/09/2023
2	2/45 Middlesex Rd SURREY HILLS 3127	\$990,000	11/11/2023
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.

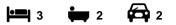
This Statement of Information was prepared on:	28/02/2024 09:21



Date of sale







Property Type: House Agent Comments Indicative Selling Price \$980,000 - \$1,050,000 Median Unit Price December quarter 2023: \$975,000

Comparable Properties



7 Uganda St BURWOOD 3125 (REI/VG)

=| 3



6

Agent Comments

Price: \$1,055,000 **Method:** Auction Sale **Date:** 23/09/2023

Property Type: House (Res) **Land Size:** 242 sqm approx



2/45 Middlesex Rd SURREY HILLS 3127

(REI/VG)



~

Price: \$990,000

Method: Sold Before Auction

Date: 11/11/2023 Property Type: Unit **Agent Comments**

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 9864 5000



