

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

3/59 Park Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$990,000

&

\$1,050,000

Median sale price

Median price \$2,270,000

Property Type House

Suburb Surrey Hills

Period - From 01/01/2023

to

31/03/2023

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	2/4 Chilcote Ct BOX HILL SOUTH 3128	\$1,167,000	04/02/2023
2	1/1178 Riversdale Rd BOX HILL SOUTH 3128	\$1,025,000	30/11/2022
3	17/366 Elgar Rd BOX HILL 3128	\$945,000	05/02/2023

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:

17/04/2023 14:50



Property Type:
Divorce/Estate/Family Transfers
Land Size: 286 sqm approx
Agent Comments

Indicative Selling Price
\$990,000 - \$1,050,000
Median House Price
March quarter 2023: \$2,270,000

Comparable Properties



2/4 Chilcote Ct BOX HILL SOUTH 3128 (REI/VG)

Agent Comments



Price: \$1,167,000
Method: Auction Sale
Date: 04/02/2023
Property Type: Townhouse (Res)
Land Size: 217 sqm approx



1/1178 Riversdale Rd BOX HILL SOUTH 3128 (VG)

Agent Comments



Price: \$1,025,000
Method: Sale
Date: 30/11/2022
Property Type: Strata Unit/Villa Unit/Townhouse
- Single OYO Unit



17/366 Elgar Rd BOX HILL 3128 (VG)

Agent Comments



Price: \$945,000
Method: Sale
Date: 05/02/2023
Property Type: Flat/Unit/Apartment (Res)

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199