

# 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

1/51 Park 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 \$900,000

&

\$990,000

### Median sale price

Median price \$1,400,000

Property Type Townhouse

Suburb Surrey Hills

Period - From 01/03/2021

to

28/02/2022

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	1/2d Ireland St BURWOOD 3125	\$950,000	21/10/2021
2	5/366-370 Elgar Rd BOX HILL 3128	\$940,000	31/12/2021
3	1/35 Boisdale St SURREY HILLS 3127	\$930,000	16/11/2021

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:

01/03/2022 11:23



 3    1    2

**Rooms:** 4

**Property Type:** Townhouse  
(Conjoined)

Agent Comments

**Indicative Selling Price**

\$900,000 - \$990,000

**Median Townhouse Price**

01/03/2021 - 28/02/2022: \$1,400,000

## Comparable Properties



**1/2d Ireland St BURWOOD 3125 (VG)**

Agent Comments

 3    -    -

**Price:** \$950,000

**Method:** Sale

**Date:** 21/10/2021

**Property Type:** Flat/Unit/Apartment (Res)



**5/366-370 Elgar Rd BOX HILL 3128 (REI)**

Agent Comments

 3    2    2

**Price:** \$940,000

**Method:** Private Sale

**Date:** 31/12/2021

**Property Type:** Townhouse (Single)



**1/35 Boisdale St SURREY HILLS 3127 (VG)**

Agent Comments

 3    -    -

**Price:** \$930,000

**Method:** Sale

**Date:** 16/11/2021

**Property Type:** Flat/Unit/Apartment (Res)