

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

7/629 Canterbury Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price \$569,000

Median sale price

Median price \$850,000

Property Type Unit

Suburb Surrey Hills

Period - From 01/04/2021

to 31/03/2022

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	101/662 Whitehorse Rd MONT ALBERT 3127	\$585,000	18/11/2021
2	302/619 Canterbury Rd SURREY HILLS 3127	\$570,000	15/03/2022
3	17/98-100 Carrington Rd BOX HILL 3128	\$570,000	13/02/2022

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:

20/04/2022 19:22



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$569,000

Median Unit Price
Year ending March 2022: \$850,000

Comparable Properties



101/662 Whitehorse Rd MONT ALBERT 3127 (REI/VG)

Agent Comments

2 2 1

Price: \$585,000
Method: Private Sale
Date: 18/11/2021
Property Type: Apartment



302/619 Canterbury Rd SURREY HILLS 3127 (VG)

Agent Comments

2 - -

Price: \$570,000
Method: Sale
Date: 15/03/2022
Property Type: Strata Unit/Flat

17/98-100 Carrington Rd BOX HILL 3128 (REI)

Agent Comments

2 2 1

Price: \$570,000
Method: Auction Sale
Date: 13/02/2022
Property Type: Apartment