

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

303/629 CANTERBURY ROAD SURREY HILLS VIC 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$370,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,500

Property type

Unit

Suburb

Surrey Hills

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

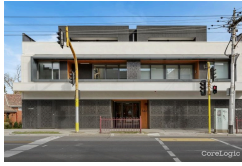
Date of sale

202/342 WHITEHORSE ROAD BALWYN VIC 3103	\$340,000	14-Jun-24
2004/3 YOUNG STREET BOX HILL VIC 3128	\$435,000	12-Aug-24
3/12 OXFORD STREET BOX HILL VIC 3128	\$360,000	19-Jul-24

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 6 months.

This Statement of Information was prepared on: 07 December 2024

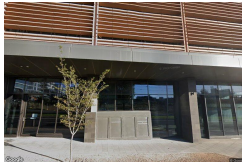


**202/342 WHITEHORSE ROAD
BALWYN VIC 3103**

1 1 1

Sold Price **\$340,000** Sold Date **14-Jun-24**

Distance **1.7km**



**2004/3 YOUNG STREET BOX HILL
VIC 3128**

1 1 -

Sold Price **\$435,000** Sold Date **12-Aug-24**

Distance **1.86km**



**3/12 OXFORD STREET BOX HILL
VIC 3128**

1 1 -

Sold Price **\$360,000** Sold Date **19-Jul-24**

Distance **2.07km**

RS = Recent sale

UN = Undisclosed Sale

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