

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

4/52 Barton Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$975,000 Property 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 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	8/17 Wolseley CI MONT ALBERT 3127	\$600,000	22/02/2024
2	8/4 Langford St SURREY HILLS 3127	\$560,000	12/10/2023
3	12/98-100 Carrington Rd BOX HILL 3128	\$555,000	06/02/2024

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:

06/03/2024 15:49



2 1 1

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
December quarter 2023: \$975,000

Comparable Properties



8/17 Wolseley CI MONT ALBERT 3127 (REI) **Agent Comments**

2 1 1

Price: \$600,000
Method: Private Sale
Date: 22/02/2024
Property Type: Apartment



8/4 Langford St SURREY HILLS 3127 (REI/VG) **Agent Comments**

2 1 1

Price: \$560,000
Method: Private Sale
Date: 12/10/2023
Rooms: 4
Property Type: Apartment



12/98-100 Carrington Rd BOX HILL 3128 (REI) **Agent Comments**

2 2 1

Price: \$555,000
Method: Private Sale
Date: 06/02/2024
Property Type: Apartment

Account - Barry Plant | P: 03 9735 3300