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

56 Durham Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between | $2,400,000 | & | $2,600,000

Median sale price

| Median price | $2,276,500 | Property Type | House | Suburb | Surrey Hills |

| Period - From | 01/07/2021 | to | 30/06/2022 | 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.~~
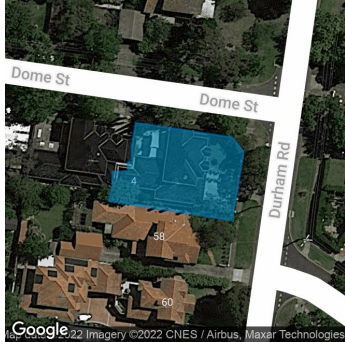
	Address of comparable property	Price	Date of sale
1	15 Erasmus St SURREY HILLS 3127	$2,580,000	18/03/2022
2	6 Arthur St SURREY HILLS 3127	$2,410,000	26/02/2022
3			

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: | 31/08/2022 15:54

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🛏 4   🛁 2   🚗 2

Property Type: House
Land Size: 488 sqm approx

Agent Comments

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
Year ending June 2022: $2,276,500

Map data ©2022 Imagery ©2022 CNES / Airbus, Maxar Technologies

Comparable Properties

15 Erasmus St SURREY HILLS 3127 (REI/VG)

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Price: $2,580,000
Method: Private Sale
Date: 18/03/2022
Property Type: House (Res)
Land Size: 341 sqm approx

Agent Comments

6 Arthur St SURREY HILLS 3127 (REI/VG)

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Price: $2,410,000
Method: Auction Sale
Date: 26/02/2022
Property Type: House (Res)
Land Size: 335 sqm approx

Agent Comments

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088