

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

4/102 Broughton Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$872,500

Property Type

Unit

Suburb

Surrey Hills

Period - From

01/10/2020

to

31/12/2020

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	4/10 Florence Rd SURREY HILLS 3127	\$925,000	21/11/2020
2	8/16 Morey St CAMBERWELL 3124	\$877,000	02/12/2020
3	2/32 Broughton Rd SURREY HILLS 3127	\$800,000	05/12/2020

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:

22/01/2021 11:48



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
December quarter 2020: \$872,500

Comparable Properties



4/10 Florence Rd SURREY HILLS 3127 (REI) Agent Comments



Price: \$925,000
Method: Auction Sale
Date: 21/11/2020
Property Type: Unit



8/16 Morey St CAMBERWELL 3124 (REI) Agent Comments



Price: \$877,000
Method: Auction Sale
Date: 02/12/2020
Property Type: Villa



2/32 Broughton Rd SURREY HILLS 3127 (REI) Agent Comments



Price: \$800,000
Method: Auction Sale
Date: 05/12/2020
Property Type: Unit