

# 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 55 York Street, Surrey Hills Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,700,000 & \$3,950,000

### Median sale price

Median price \$2,430,000 Property type House Suburb Surrey Hills

Period - From 01/10/2021 to 31/12/2021 Source REIV

### Comparable property sales

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
5 Smythe Avenue, Mont Albert	\$4,025,000	05/11/2021
6 Chatham Road, Canterbury	\$3,815,000	05/03/2022
7 Loma Linda Grove, Balwyn North	\$3,620,000	13/10/2022

This Statement of Information was prepared on: 8 March 2022