

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

36 Clyde 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 \$2,000,000

&

\$2,200,000

### Median sale price

Median price \$2,428,500

Property Type House

Suburb Surrey Hills

Period - From 01/10/2021

to 31/12/2021

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	27 Albion St SURREY HILLS 3127	\$2,012,000	26/02/2022
2	464 Whitehorse Rd SURREY HILLS 3127	\$2,050,000	02/04/2022
3	6 Shepreth St SURREY HILLS 3127	\$2,388,000	15/10/2021

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

06/04/2022 14:45



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**Property Type:** House  
**Land Size:** 687 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median House Price**  
December quarter 2021: \$2,428,500

## Comparable Properties



**27 Albion St SURREY HILLS 3127 (REI)**

**Agent Comments**

2 1 -

**Price:** \$2,012,000  
**Method:** Auction Sale  
**Date:** 26/02/2022  
**Property Type:** House (Res)  
**Land Size:** 636 sqm approx



**464 Whitehorse Rd SURREY HILLS 3127 (REI)** **Agent Comments**

3 2 4

**Price:** \$2,050,000  
**Method:** Auction Sale  
**Date:** 02/04/2022  
**Property Type:** House (Res)  
**Land Size:** 677 sqm approx



**6 Shepreth St SURREY HILLS 3127 (VG)**

**Agent Comments**

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**Price:** \$2,388,000  
**Method:** Sale  
**Date:** 15/10/2021  
**Property Type:** House (Res)  
**Land Size:** 850 sqm approx