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

2/55 Essex 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 | $868,000 | Property Type | Unit | 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 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	1/4 Middlesex Rd SURREY HILLS 3127	$800,000	03/11/2021
2	2/2 Vincent St SURREY HILLS 3127	$779,999	08/12/2021
3	2/26 Florence Rd SURREY HILLS 3127	$755,000	23/10/2021

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: 24/01/2022 09:30

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2   **1**   **1**

Property Type: Unit

Agent Comments

Tim Penhalluriack
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Indicative Selling Price
$750,000 - $825,000
Median Unit Price
December quarter 2021: $868,000

Comparable Properties

1/4 Middlesex Rd SURREY HILLS 3127 (REI/VG)

2   **1**   **1**

Price: $800,000
Method: Private Sale
Date: 03/11/2021
Property Type: Unit

Agent Comments

2/2 Vincent St SURREY HILLS 3127 (REI)

2   **1**   **1**

Price: $779,999
Method: Private Sale
Date: 08/12/2021
Property Type: Unit
Land Size: 137 sqm approx

Agent Comments

2/26 Florence Rd SURREY HILLS 3127 (REI/VG)

2   **1**   **1**

Price: $755,000
Method: Auction Sale
Date: 23/10/2021
Property Type: Unit

Agent Comments

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997