

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

7/10 Clyde Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$570,000

&

\$605,000

Median sale price

Median price \$915,000

Property Type Unit

Suburb Surrey Hills

Period - From 01/04/2020

to

31/03/2021

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	6/13 Scheele St SURREY HILLS 3127	\$610,000	06/02/2021
2	1/29 Weir St BALWYN 3103	\$605,000	27/02/2021
3	1/10-14 Clyde St SURREY HILLS 3127	\$555,000	23/12/2020

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:

26/04/2021 16:58



Property Type: Flat

Agent Comments

Comparable Properties



6/13 Scheele St SURREY HILLS 3127 (REI/VG) **Agent Comments**



Price: \$610,000

Method: Auction Sale

Date: 06/02/2021

Property Type: Apartment



1/29 Weir St BALWYN 3103 (REI/VG)

Agent Comments



Price: \$605,000

Method: Private Sale

Date: 27/02/2021

Property Type: Apartment



1/10-14 Clyde St SURREY HILLS 3127 (REI)

Agent Comments



Price: \$555,000

Method: Private Sale

Date: 23/12/2020

Property Type: Apartment