

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

42 Albany Crescent, Surrey Hills Vic 3127

Indicative selling price

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

Single price

\$2,480,000

Median sale price

Median price

\$2,350,000

Property Type

House

Suburb

Surrey Hills

Period - From

01/04/2023

to

31/03/2024

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	2A Bona Vista Av SURREY HILLS 3127	\$2,500,000	09/12/2023
2	9 Kennealy St SURREY HILLS 3127	\$2,353,000	09/12/2023
3	17 Kingston Rd SURREY HILLS 3127	\$2,310,000	18/05/2024

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:

02/06/2024 11:57



Rooms: 2

Property Type: House (Res)

Agent Comments

Comparable Properties



2A Bona Vista Av SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$2,500,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 300 sqm approx



9 Kennealy St SURREY HILLS 3127 (REI/VG)

Agent Comments



Price: \$2,353,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 575 sqm approx



17 Kingston Rd SURREY HILLS 3127 (REI)

Agent Comments



Price: \$2,310,000

Method: Auction Sale

Date: 18/05/2024

Property Type: House (Res)

Land Size: 569 sqm approx