

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

2/2-4 PARK ROAD SURREY HILLS VIC 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$856,750

Property type

Unit

Suburb

Surrey Hills

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

2/77 WARRIGAL ROAD SURREY HILLS VIC 3127	\$640,000	19-Aug-23
4/77 WARRIGAL ROAD SURREY HILLS VIC 3127	\$700,000	19-Aug-23

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 6 months.

This Statement of Information was prepared on: 14 February 2024



2/77 WARRIGAL ROAD SURREY HILLS VIC 3127

2 1 1

Sold Price

\$640,000

Sold Date

19-Aug-23

Distance

1.16km



4/77 WARRIGAL ROAD SURREY HILLS VIC 3127

2 1 1

Sold Price

\$700,000

Sold Date

19-Aug-23

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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