

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

4/34 DURHAM 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

\$760,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$857,500

Property type

Unit

Suburb

Surrey Hills

Period-from

01 May 2021

to

30 Apr 2022

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

2/55 ESSEX ROAD SURREY HILLS VIC 3127	\$760,000	01-Feb-22
2/2 VINCENT STREET SURREY HILLS VIC 3127	\$779,999	08-Dec-21
1/4 MIDDLESEX ROAD SURREY HILLS VIC 3127	\$800,000	04-Nov-21

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: 29 May 2022



2/55 ESSEX ROAD SURREY HILLS VIC 3127

2 1 1

Sold Price

\$760,000

Sold Date

01-Feb-22

Distance

0.26km



2/2 VINCENT STREET SURREY HILLS VIC 3127

2 1 1

Sold Price

\$779,999

Sold Date

08-Dec-21

Distance

1.1km



1/4 MIDDLESEX ROAD SURREY HILLS VIC 3127

2 1 1

Sold Price

\$800,000

Sold Date

04-Nov-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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