

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

2/57 Union Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,422,500

Property Type Townhouse

Suburb Surrey Hills

Period - From 17/09/2023

to

16/09/2024

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 | 1/3 Middlesex Rd SURREY HILLS 3127 | \$1,780,000 | 07/09/2024 |
| 2 | 3/31 Boisdale St SURREY HILLS 3127 | \$1,900,000 | 23/03/2024 |
| 3 | | | |

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:

17/09/2024 16:07

2/57 Union Road, Surrey Hills Vic 3127



 4  3  2

Property Type: Land
Land Size: 171 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median Townhouse Price
17/09/2023 - 16/09/2024: \$1,422,500

Comparable Properties



1/3 Middlesex Rd SURREY HILLS 3127 (REI) **Agent Comments**

 4  3  2

Price: \$1,780,000
Method: Auction Sale
Date: 07/09/2024
Property Type: Townhouse (Res)



3/31 Boisdale St SURREY HILLS 3127 (REI/VG) **Agent Comments**

 4  3  2

Price: \$1,900,000
Method: Private Sale
Date: 23/03/2024
Property Type: Townhouse (Single)
Land Size: 343 sqm approx

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.

Account - Heavyside



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