

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

3 TYNDALL STREET 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

\$2,600,000

&

\$2,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,353,000

Property type

House

Suburb

Surrey Hills

Period-from

01 Oct 2023

to

30 Sep 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

12 KENT ROAD SURREY HILLS VIC 3127	\$2,850,000	19-Apr-24
1 TYNDALL STREET SURREY HILLS VIC 3127	\$3,450,000	11-May-24

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 October 2024



12 KENT ROAD SURREY HILLS VIC 3127

Sold Price

\$2,850,000

Sold Date

19-Apr-24



3



2



2

Distance

0.56km



1 TYNDALL STREET SURREY HILLS VIC 3127

Sold Price

\$3,450,000

Sold Date

11-May-24



4



4



2

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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