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

4/8 Florence Road, Surrey Hills Vic 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$780,000		&		\$850,000					
Median sale pi	rice									
Median price	\$960,500	Pro	operty Type	Unit			Suburb	Surrey Hills		
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	7a Chester St SURREY HILLS 3127	\$855,000	29/05/2021
2	2/92 Victoria Cr MONT ALBERT 3127	\$840,000	03/07/2021
3	2/26 Florence Rd SURREY HILLS 3127	\$755,000	23/10/2021

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:

25/11/2021 11:39









Rooms: 4 Property Type: Unit Agent Comments Indicative Selling Price \$780,000 - \$850,000 Median Unit Price September quarter 2021: \$960,500

Comparable Properties



7a Chester St SURREY HILLS 3127 (REI/VG)



Price: \$855,000 Method: Sold Before Auction Date: 29/05/2021 Property Type: House (Res) Land Size: 285 sqm approx

ETE

2/92 Victoria Cr MONT ALBERT 3127 (VG)

Agent Comments

Agent Comments



Price: \$840,000 Method: Sale Date: 03/07/2021 Property Type: Flat/Unit/Apartment (Res)



2/26 Florence Rd SURREY HILLS 3127 (REI)



Agent Comments

Price: \$755,000 Method: Auction Sale Date: 23/10/2021 Property Type: Unit

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997





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