

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 between

\$780,000

&

\$850,000

Median sale price

Median price

\$960,500

Property Type

Unit

Suburb

Surrey Hills

Period - From

01/07/2021

to

30/09/2021

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	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



 2  1  1

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)

Agent Comments

 1  1  1

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



2/92 Victoria Cr MONT ALBERT 3127 (VG)

Agent Comments

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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

 2  1  1

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

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