

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

51 Broughton Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$2,405,000

Property Type House

Suburb Surrey Hills

Period - From 01/10/2023

to 31/12/2023

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	48 Windsor Cr SURREY HILLS 3127	\$2,420,000	13/12/2023
2	23 Drewett St SURREY HILLS 3127	\$2,350,000	14/02/2024
3	12 Willcyrus St SURREY HILLS 3127	\$2,310,000	21/10/2023

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:

07/03/2024 11:13

51 Broughton Road, Surrey Hills Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co



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Property Type: House

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

December quarter 2023: \$2,405,000

Comparable Properties



48 Windsor Cr SURREY HILLS 3127 (REI)

Agent Comments

4 2 5

Price: \$2,420,000

Method: Private Sale

Date: 13/12/2023

Property Type: House

Land Size: 691 sqm approx



23 Drewett St SURREY HILLS 3127 (REI)

Agent Comments

4 3 3

Price: \$2,350,000

Method: Sold Before Auction

Date: 14/02/2024

Property Type: House (Res)

Land Size: 664 sqm approx



12 Willcyrus St SURREY HILLS 3127 (REI/VG)

Agent Comments

4 2 2

Price: \$2,310,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 660 sqm approx

Account - Heavyside



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