

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 Norfolk Road 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

\$1,075,000

&

\$2,775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,797,500

Property type

Business

Suburb

Surrey Hills

Period-from

01 Mar 2020

to

28 Feb 2021

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

2/16 Kent Road Surrey Hills VIC 3127	\$1,010,000	06-Feb-21
5/16 Bona Vista Avenue Surrey Hills VIC 3127	\$1,600,000	13-Feb-21
3/9 Middlesex Road Surrey Hills VIC 3127	\$803,500	28-Nov-20

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: 11 March 2021


2/16 Kent Road Surrey Hills VIC 3127

Sold Price ^{RS} **\$1,010,000** Sold Date **06-Feb-21**
 2  1  1

Distance **0.34km**

5/16 Bona Vista Avenue Surrey Hills VIC 3127

Sold Price ^{RS} **\$1,600,000** ^{UN} Sold Date **13-Feb-21**
 4  2  2

Distance **0.39km**

3/9 Middlesex Road Surrey Hills VIC 3127

Sold Price **\$803,500** Sold Date **28-Nov-20**
 2  1  2

Distance **0.47km**

5/11 Vincent Street Surrey Hills VIC 3127

Sold Price **\$715,000** Sold Date **05-Dec-20**
 2  1  1

Distance **0.51km**

1/11 Blackburn Street Surrey Hills VIC 3127

Sold Price ^{RS} **\$951,300** Sold Date **27-Feb-21**
 2  1  1

Distance **0.55km**
RS = Recent sale

UN = Undisclosed Sale

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