

# 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

208 Mont Albert Road, Surrey Hills Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,800,000

&

\$1,980,000

### Median sale price

Median price

\$2,250,000

Property Type

House

Suburb

Surrey Hills

Period - From

21/01/2021

to

20/01/2022

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	321a Union Rd BALWYN 3103	\$1,895,000	07/10/2021
2	24 Bruce St BALWYN 3103	\$1,760,000	17/12/2021
3	82a Empress Rd SURREY HILLS 3127	\$1,740,000	27/11/2021

**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:

21/01/2022 11:28