

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

4/74 Croydon Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between

\$770,000

&

\$820,000

Median sale price

Median price

\$874,000

Property Type

Unit

Suburb

Surrey Hills

Period - From

01/04/2024

to

30/06/2024

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	4/31 Faversham Rd CANTERBURY 3126	\$820,000	21/09/2024
2	3/14 Lorne Pde MONT ALBERT 3127	\$805,000	06/07/2024
3	4/227 Union Rd SURREY HILLS 3127	\$807,000	04/05/2024

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:

03/10/2024 11:32



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$770,000 - \$820,000
Median Unit Price
June quarter 2024: \$874,000

Comparable Properties



4/31 Faversham Rd CANTERBURY 3126 (REI) Agent Comments



Price: \$820,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Unit



3/14 Lorne Pde MONT ALBERT 3127 (REI/VG) Agent Comments



Price: \$805,000
Method: Auction Sale
Date: 06/07/2024
Property Type: Unit



4/227 Union Rd SURREY HILLS 3127 (REI/VG) Agent Comments



Price: \$807,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Unit