## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 4/74 Croydon Road, Surrey Hills Vic 3127

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$770,000		&		\$820,000			
Median sale p	rice							
Median price	\$874,000	Pro	operty Type	Unit			Suburb	Surrey Hills
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ade	dress 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

#### Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199





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