

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

17/20 Florence Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$850,000

Property Type Unit

Suburb Surrey Hills

Period - From 01/04/2021

to 31/03/2022

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	5/1 Hood St MONT ALBERT 3127	\$964,500	19/03/2022
2	1/381 Elgar Rd MONT ALBERT 3127	\$960,000	31/03/2022
3	8/20 Florence Rd SURREY HILLS 3127	\$945,000	19/12/2021

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:

13/05/2022 10:10



 3  1  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
Year ending March 2022: \$850,000

Comparable Properties



5/1 Hood St MONT ALBERT 3127 (REI)

Agent Comments

 2  2  1

Price: \$964,500
Method: Auction Sale
Date: 19/03/2022
Property Type: Unit



1/381 Elgar Rd MONT ALBERT 3127 (REI/VG)

Agent Comments

 3  1  3

Price: \$960,000
Method: Private Sale
Date: 31/03/2022
Property Type: Unit



8/20 Florence Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

 3  1  1

Price: \$945,000
Method: Private Sale
Date: 19/12/2021
Property Type: Apartment

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997