

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

2/16 Suffolk 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,030,000

Property type

House

Suburb

Surrey Hills

Period-from

01 Oct 2020

to

30 Sep 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

4/5 Middlesex Road Surrey Hills VIC 3127	\$800,000	30-Jun-21
3/3 Montrose Street Surrey Hills VIC 3127	\$760,000	20-May-21
2/75 Warrigal Road Surrey Hills VIC 3127	\$754,000	08-May-21

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.~~

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**4/5 Middlesex Road Surrey Hills
VIC 3127**

2 1 1

Sold Price **\$800,000** Sold Date **30-Jun-21**

Distance **0.29km**



**3/3 Montrose Street Surrey Hills
VIC 3127**

2 1 1

Sold Price **\$760,000** Sold Date **20-May-21**

Distance **0.72km**



**2/75 Warrigal Road Surrey Hills VIC
3127**

2 1 1

Sold Price **\$754,000** Sold Date **08-May-21**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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