

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

6 / 4 Langford Street, Surrey Hills 3127

Indicative selling price

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

Single price \$589,000

or range between

&

Median sale price

Median price \$892,500

*House

*unit

x

Suburb
or locality

Surrey Hills

Period - From

1 June 2022

to

31 May 2023

Source

Core Logic RP Data

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within 2 kilometres of the property for sale in the last 6 months

Address of comparable property	Price	Date of sale
1. 5/4 Langford Street, Surrey Hills	\$610,000	8/3/23
2. 2/13 Scheele Street, Surrey Hills	\$620,000	14/4/23
3.		