

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

207/629 Canterbury Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price

\$515,000

Median sale price

Median price

\$823,750

Property Type

Unit

Suburb

Surrey Hills

Period - From

28/03/2022

to

27/03/2023

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	205/342 Whitehorse Rd BALWYN 3103	\$620,000	27/12/2022
2	206/348 Canterbury Rd SURREY HILLS 3127	\$550,000	25/03/2023
3			

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:

28/03/2023 14:09

207/629 Canterbury Road, Surrey Hills Vic 3127

Tim Heavyside
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0403020404
tim@heavyside.co

Indicative Selling Price
\$515,000

Median Unit Price

28/03/2022 - 27/03/2023: \$823,750



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Property Type: Apartment

Agent Comments

Comparable Properties



205/342 Whitehorse Rd BALWYN 3103
(REI/VG)

Agent Comments

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Price: \$620,000

Method: Private Sale

Date: 27/12/2022

Property Type: Apartment



206/348 Canterbury Rd SURREY HILLS 3127
(REI)

Agent Comments

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Price: \$550,000

Method: Private Sale

Date: 25/03/2023

Property Type: Apartment

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.

Account - Heavyside



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