

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

8/10-14 CLYDE STREET 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

\$579,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$897,500

Property type

Unit

Suburb

Surrey Hills

Period-from

01 Feb 2024

to

31 Jan 2025

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

1/14 WARRIGAL ROAD SURREY HILLS VIC 3127	\$625,000	11-Sep-24
9/47 YERRIN STREET BALWYN VIC 3103	\$570,000	22-Nov-24
7/8 ALBION STREET SURREY HILLS VIC 3127	\$565,000	17-Oct-24

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.~~

This Statement of Information was prepared on: 05 February 2025



**1/14 WARRIGAL ROAD SURREY
HILLS VIC 3127**

2 1 1

Sold Price

\$625,000

Sold Date

11-Sep-24

Distance

1.63km



**9/47 YERRIN STREET BALWYN VIC
3103**

2 1 1

Sold Price

\$570,000

Sold Date

22-Nov-24

Distance

0.88km



**7/8 ALBION STREET SURREY
HILLS VIC 3127**

2 1 1

Sold Price

\$565,000

Sold Date

17-Oct-24

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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