

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

10/74 Croydon Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$868,000

Property Type

Unit

Suburb

Surrey Hills

Period - From

01/10/2021

to

31/12/2021

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	3/81 Victoria Cr MONT ALBERT 3127	\$765,000	18/12/2021
2	7/78 Croydon Rd SURREY HILLS 3127	\$750,000	18/12/2021
3	4/42 Talbot Av BALWYN 3103	\$710,000	19/02/2022

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:

23/03/2022 15:20



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
December quarter 2021: \$868,000

Comparable Properties



3/81 Victoria Cr MONT ALBERT 3127 (REI/VG) Agent Comments



Price: \$765,000
Method: Auction Sale
Date: 18/12/2021
Property Type: Unit

7/78 Croydon Rd SURREY HILLS 3127 (VG) Agent Comments



Price: \$750,000
Method: Sale
Date: 18/12/2021
Property Type: Flat/Unit/Apartment (Res)



4/42 Talbot Av BALWYN 3103 (REI)

Agent Comments



Price: \$710,000
Method: Auction Sale
Date: 19/02/2022
Property Type: Unit