

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

2/4 LANGFORD 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

or range
between

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,350,000

Property type

Other

Suburb

Surrey Hills

Period-from

01 Oct 2021

to

30 Sep 2022

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

3/27 CLYDE STREET SURREY HILLS VIC 3127	\$680,000	17-Sep-22
3/402 WHITEHORSE ROAD SURREY HILLS VIC 3127	\$685,000	24-Aug-22
3/9 SUFFOLK ROAD SURREY HILLS VIC 3127	\$876,000	27-Aug-22

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: 06 October 2022


3/27 CLYDE STREET SURREY HILLS VIC 3127

 2
  1
  1

Sold Price

^{RS} **\$680,000**

Sold Date

17-Sep-22

Distance

0.65km

3/402 WHITEHORSE ROAD SURREY HILLS VIC 3127

 2
  1
  1

Sold Price

^{RS} **\$685,000** ^{UN}

Sold Date

24-Aug-22

Distance

0.84km

3/9 SUFFOLK ROAD SURREY HILLS VIC 3127

 2
  1
  1

Sold Price

^{RS} **\$876,000**

Sold Date

27-Aug-22

Distance

1.28km
RS = Recent sale

UN = Undisclosed Sale

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