

## 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

6/2-4 PARK ROAD SURREY HILLS VIC 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$650,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,500

Property type

Unit

Suburb

Surrey Hills

Period-from

01 Dec 2023

to

30 Nov 2024

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

2/969 RIVERSDALE ROAD SURREY HILLS VIC 3127	\$670,000	23-Oct-24
6/20-22 ALBION ROAD BOX HILL VIC 3128	\$649,888	18-Oct-24
4/20-22 ALBION ROAD BOX HILL VIC 3128	\$635,000	05-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: 16 December 2024



**2/969 RIVERSDALE ROAD SURREY HILLS VIC 3127** Sold Price **\$670,000** Sold Date **23-Oct-24**

2 1 1

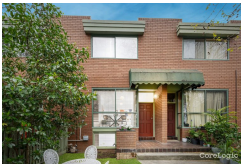
Distance **1.19km**



**6/20-22 ALBION ROAD BOX HILL VIC 3128** Sold Price **\$649,888** Sold Date **18-Oct-24**

2 1 1

Distance **1.83km**



**4/20-22 ALBION ROAD BOX HILL VIC 3128** Sold Price <sup>RS</sup> **\$635,000** Sold Date **05-Oct-24**

2 1 1

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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