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

4/10 Florence Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price	$850,000	Property Type	Unit	Suburb	Surrey Hills
Period - From	01/10/2019	to	30/09/2020	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	2/18 Cadorna St BOX HILL SOUTH 3128	$850,000	15/06/2020
2	7/28 Cornell St CAMBERWELL 3124	$820,000	24/07/2020
3	4/315 Mont Albert Rd MONT ALBERT 3127	$810,000	16/07/2020

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: 10/11/2020 16:41

CONSUMER AFFAIRS VICTORIA

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Indicative Selling Price
$800,000 - $850,000
Median Unit Price
Year ending September 2020: $850,000

🛏 2   🛁 1   🚗 2

Property Type: Unit
Agent Comments

Comparable Properties

2/18 Cadorna St BOX HILL SOUTH 3128 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $850,000
Method: Sold Before Auction
Date: 15/06/2020
Property Type: Townhouse (Res)
Land Size: 195 sqm approx

Agent Comments

7/28 Cornell St CAMBERWELL 3124 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $820,000
Method: Sold Before Auction
Date: 24/07/2020
Rooms: 4
Property Type: Unit

Agent Comments

4/315 Mont Albert Rd MONT ALBERT 3127 (VG)

🛏 2   🛁 -   🚗 -

Price: $810,000
Method: Sale
Date: 16/07/2020
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997