

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

2/19 Durham Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$2,100,000

Property Type House

Suburb Surrey Hills

Period - From 01/04/2021

to

30/06/2021

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	1/9 Norfolk Rd SURREY HILLS 3127	\$1,650,000	15/05/2021
2	2/12 Elm St SURREY HILLS 3127	\$1,630,000	22/05/2021
3	6/30 Broughton Rd SURREY HILLS 3127	\$1,550,000	15/06/2021

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:

29/08/2021 12:21



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Property Type: Townhouse (Res)

Agent Comments

Comparable Properties

1/9 Norfolk Rd SURREY HILLS 3127 (VG)

Agent Comments

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Price: \$1,650,000

Method: Sale

Date: 15/05/2021

Property Type: Flat/Unit/Apartment (Res)



2/12 Elm St SURREY HILLS 3127 (REI)

Agent Comments

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Price: \$1,630,000

Method: Private Sale

Date: 22/05/2021

Property Type: Townhouse (Single)



6/30 Broughton Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

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Price: \$1,550,000

Method: Private Sale

Date: 15/06/2021

Property Type: Townhouse (Single)