

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

2/1045 RIVERSDALE ROAD 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

\$1,400,000

&

\$1,540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$941,000

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

1/1075 RIVERSDALE ROAD SURREY HILLS VIC 3127	\$1,450,000	24-Oct-24
2/57 UNION ROAD SURREY HILLS VIC 3127	\$1,638,000	19-Oct-24
2/31 BOISDALE STREET SURREY HILLS VIC 3127	\$1,690,000	12-Sep-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: 06 December 2024



**1/1075 RIVERSDALE ROAD
SURREY HILLS VIC 3127**

4 2 2

Sold Price ^{RS} **\$1,450,000** Sold Date **24-Oct-24**

Distance **0.15km**

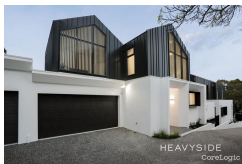


**2/57 UNION ROAD SURREY HILLS
VIC 3127**

4 3 2

Sold Price ^{RS} **\$1,638,000** Sold Date **19-Oct-24**

Distance **1.08km**



**2/31 BOISDALE STREET SURREY
HILLS VIC 3127**

4 3 2

Sold Price ^{RS} **\$1,690,000** Sold Date **12-Sep-24**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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