

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

1/91 ESSEX 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

\$1,480,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$956,500

Property type

Unit

Suburb

Surrey Hills

Period-from

01 Sep 2023

to

31 Aug 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

| | | |
|---|-------------|-----------|
| 1/15 ESSEX ROAD SURREY HILLS VIC 3127 | \$1,430,000 | 15-Jun-24 |
| 7/30 BROUGHTON ROAD SURREY HILLS VIC 3127 | \$1,800,000 | 24-Apr-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: 30 September 2024



**1/15 ESSEX ROAD SURREY HILLS
VIC 3127**

3 2 2

Sold Price ^{RS} **\$1,430,000** ^{UN} Sold Date **15-Jun-24**

Distance **0.8km**



**7/30 BROUGHTON ROAD SURREY
HILLS VIC 3127**

3 2 2

Sold Price **\$1,800,000** Sold Date **24-Apr-24**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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