

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

1/61 Boisdale Street, Surrey Hills Vic 3127

Indicative selling price

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

Single price \$795,000

Median sale price

Median price \$818,750

Property Type Unit

Suburb Surrey Hills

Period - From 01/01/2022

to 31/12/2022

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	1/61 Boisdale St SURREY HILLS 3127	\$770,000	25/10/2022
2	8/14-16 Broughton Rd SURREY HILLS 3127	\$704,000	08/10/2022
3			

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:

11/03/2023 12:52

1/61 Boisdale Street, Surrey Hills Vic 3127

Tim Heavyside
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tim@heavyside.co



2 1 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$795,000

Median Unit Price
Year ending December 2022: \$818,750

Comparable Properties



1/61 Boisdale St SURREY HILLS 3127 (REI/VG) Agent Comments

2 1 2

Price: \$770,000
Method: Private Sale
Date: 25/10/2022
Property Type: Unit



8/14-16 Broughton Rd SURREY HILLS 3127 (REI) Agent Comments

2 1 2

Price: \$704,000
Method: Auction Sale
Date: 08/10/2022
Property Type: Unit

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.

Account - Heavyside



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