

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

116 Broughton Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,660,000 & \$2,720,000

Median sale price*

Median price \$2,700,000 Property Type House Suburb Surrey Hills

Period - From 01/06/2021 to 11/12/2021 Source PropertyData

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	12 Devon St BOX HILL SOUTH 3128	\$2,710,000	06/02/2021
2	36 Regent St CAMBERWELL 3124	\$2,700,000	14/10/2021
3	20 Meldan St BURWOOD 3125	\$2,660,000	20/04/2021

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:

11/12/2021 17:32



5 3 6

Property Type: House
Land Size: 845 sqm approx
Agent Comments

Indicative Selling Price
 \$2,660,000 - \$2,720,000
Median House Price *
 01/06/2021 - 11/12/2021: \$2,700,000
 * Agent calculated median

Comparable Properties



12 Devon St BOX HILL SOUTH 3128 (REI)

Agent Comments

5 4 2

Price: \$2,710,000
Method: Auction Sale
Date: 06/02/2021
Property Type: House (Res)
Land Size: 696 sqm approx



36 Regent St CAMBERWELL 3124 (REI)

Agent Comments

5 3 2

Price: \$2,700,000
Method: Auction Sale
Date: 14/10/2021
Property Type: House (Res)
Land Size: 948 sqm approx



20 Meldan St BURWOOD 3125 (REI/VG)

Agent Comments

5 4 2

Price: \$2,660,000
Method: Sold Before Auction
Date: 20/04/2021
Property Type: House (Res)
Land Size: 590 sqm approx

Account - VICPROP