Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$760,000	&	\$810,000
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Median sale price

Median price	\$852,500	Pro	perty Type Ur	it		Suburb	Surrey Hills
Period - From	01/10/2024	to	31/12/2024	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	2/136 Windsor Cr SURREY HILLS 3127	\$836,000	07/12/2024
2	3/36 Florence Rd SURREY HILLS 3127	\$855,000	09/11/2024
3	3/5 Suffolk Rd SURREY HILLS 3127	\$830,000	05/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/02/2025 13:31





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Indicative Selling Price \$760,000 - \$810,000 **Median Unit Price** December quarter 2024: \$852,500



Property Type: Unit Agent Comments

Comparable Properties



2/136 Windsor Cr SURREY HILLS 3127 (REI/VG)

Price: \$836,000 Method: Auction Sale Date: 07/12/2024 Property Type: Unit

Agent Comments



3/36 Florence Rd SURREY HILLS 3127 (REI/VG)

Price: \$855,000



Method: Sold Before Auction

Date: 09/11/2024 Property Type: Unit **Agent Comments**



3/5 Suffolk Rd SURREY HILLS 3127 (REI/VG)

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Price: \$830.000 Method: Auction Sale Date: 05/10/2024 Property Type: Unit



Agent Comments

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044





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