

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	3/36 Florence Road, Surrey Hills, VIC 3127
---	--

Indicative selling price

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

Single price		or range between	\$780,000	&	\$850,000
--------------	--	------------------	-----------	---	-----------

Median sale price

Median price	\$945,500	Property type	Unit	Suburb	Surrey Hills
Period - From	16/04/2024	to	15/10/2024	Source	pdol

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	4/ 16 Vincent St, Surrey Hills Vic	\$915,000	12/10/2024
2	4/ 16 Warrigal Rd, Surrey Hills Vic	\$865,000	04/10/2024
3	3/ 38 Florence Rd, SURREY HILLS Vic	\$750,000	19/07/2024

This Statement of Information was prepared on: 16/10/2024

