

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

47 Suffolk Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price

\$2,650,000

Median sale price

Median price

\$2,237,500

Property Type

House

Suburb

Surrey Hills

Period - From

01/10/2021

to

30/09/2022

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 | 112 Wattle Valley Rd CAMBERWELL 3124 | \$2,762,000 | 04/11/2022 |
| 2 | 12 Pine St SURREY HILLS 3127 | \$2,752,000 | 20/08/2022 |
| 3 | 3 Mathilde Rd SURREY HILLS 3127 | \$2,500,000 | 05/09/2022 |

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:

15/12/2022 17:50

47 Suffolk Road, Surrey Hills Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co



3 2 4

Property Type: House (Res)
Land Size: 817 sqm approx
Agent Comments

Indicative Selling Price
\$2,650,000

Median House Price
Year ending September 2022: \$2,237,500

Comparable Properties



112 Wattle Valley Rd CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

Price: \$2,762,000
Method: Sold Before Auction
Date: 04/11/2022
Property Type: House (Res)
Land Size: 783 sqm approx



12 Pine St SURREY HILLS 3127 (REI/VG)

Agent Comments

5 2 2

Price: \$2,752,000
Method: Auction Sale
Date: 20/08/2022
Property Type: House (Res)
Land Size: 832 sqm approx



3 Mathilde Rd SURREY HILLS 3127 (REI)

Agent Comments

4 2 2

Price: \$2,500,000
Method: Private Sale
Date: 05/09/2022
Property Type: House
Land Size: 872 sqm approx

Account - Heavyside



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