## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

Address	47 Suffolk Road, Surrey Hills Vic 3127
Including suburb and	
postcode	

#### 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 \$2,237,50	0 Pro	operty Type Ho	use	Suburb	Surrey Hills
Period - From 01/10/202	1 to	30/09/2022	Sou	ırce 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

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



Date of sale









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

**Agent Comments** 

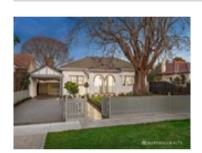
Tim Heavyside 94703390 0403020404 tim@heavyside.co

**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)

**---** 4





Price: \$2,762,000

Method: Sold Before Auction

Date: 04/11/2022

Property Type: House (Res) Land Size: 783 sqm approx **Agent Comments** 



12 Pine St SURREY HILLS 3127 (REI/VG)

**-** 5







Agent Comments

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)







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

Account - Heavyside



