

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

426 - 430 CANTERBURY ROAD SURREY HILLS VIC 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$5,500,000

&

\$5,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,260,000

Property type

Commercial

Suburb

Surrey Hills

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

404 WHITEHORSE ROAD SURREY HILLS VIC 3127	\$4,000,000	03-May-18

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 6 months.

This Statement of Information was prepared on: 09 October 2023

404 WHITEHORSE ROAD SURREY
HILLS VIC 3127

Sold Price

\$4,000,000

Sold Date

03-May-18



Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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