

# 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

8/20 Florence Road, Surrey Hills Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$940,000 & \$980,000

### Median sale price

Median price \$960,500

Property Type Unit

Suburb Surrey Hills

Period - From 01/07/2021

to 30/09/2021

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	4/20 Florence Rd SURREY HILLS 3127	\$1,006,000	02/10/2021
2	3/55 Shepherd St SURREY HILLS 3127	\$935,000	09/10/2021
3	1/21 Beech St SURREY HILLS 3127	\$920,000	03/07/2021

**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:

10/12/2021 15:13

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**Indicative Selling Price**

\$940,000 - \$980,000

**Median Unit Price**

September quarter 2021: \$960,500



3 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**4/20 Florence Rd SURREY HILLS 3127 (REI)**

Agent Comments

3 1 2

**Price:** \$1,006,000

**Method:** Auction Sale

**Date:** 02/10/2021

**Property Type:** Unit



**3/55 Shepherd St SURREY HILLS 3127 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$935,000

**Method:** Auction Sale

**Date:** 09/10/2021

**Property Type:** Unit



**1/21 Beech St SURREY HILLS 3127 (VG)**

Agent Comments

3 - -

**Price:** \$920,000

**Method:** Sale

**Date:** 03/07/2021

**Property Type:** Flat/Unit/Apartment (Res)