

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

1/310 MONT ALBERT 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

\$1,800,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Unit

Suburb

Surrey Hills

Period-from

01 Jun 2023

to

31 May 2024

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

1/14 SUFFOLK ROAD SURREY HILLS VIC 3127	\$1,815,000	31-Oct-23
4/40 WANDSWORTH ROAD SURREY HILLS VIC 3127	\$1,862,000	26-Aug-23
2B KELBA STREET BALWYN NORTH VIC 3104	\$1,800,000	17-Oct-23

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: 16 June 2024



**1/14 SUFFOLK ROAD SURREY
HILLS VIC 3127**

 4  2  2

Sold Price

\$1,815,000

Sold Date

31-Oct-23

Distance

0.85km



**4/40 WANDSWORTH ROAD
SURREY HILLS VIC 3127**

 4  2  2

Sold Price

\$1,862,000

Sold Date

26-Aug-23

Distance

0.26km



**2B KELBA STREET BALWYN
NORTH VIC 3104**

 4  2  2

Sold Price

\$1,800,000

Sold Date

17-Oct-23

Distance

2.5km

RS = Recent sale

UN = Undisclosed Sale

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