

# 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 4/20 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 \$800,000 & \$880,000

### Median sale price

Median price \$915,000 Property Type Unit Suburb Surrey Hills

Period - From 01/04/2020 to 31/03/2021 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	2/34 Weybridge St SURREY HILLS 3127	\$855,000	26/06/2021
2	103/28-34 Boisdale St SURREY HILLS 3127	\$825,000	26/05/2021
3	5/34 Florence Rd SURREY HILLS 3127	\$832,000	22/05/2021

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: 07/07/2021 16:04



**Rooms:** 4

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**2/34 Weybridge St SURREY HILLS 3127 (REI)** **Agent Comments**



**Price:** \$855,000

**Method:** Auction Sale

**Date:** 26/06/2021

**Property Type:** Unit



**103/28-34 Boisdale St SURREY HILLS 3127 (REI)** **Agent Comments**



**Price:** \$825,000

**Method:** Private Sale

**Date:** 26/05/2021

**Property Type:** Unit



**5/34 Florence Rd SURREY HILLS 3127 (REI)** **Agent Comments**



**Price:** \$832,000

**Method:** Auction Sale

**Date:** 22/05/2021

**Property Type:** Unit