

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 203/348 Canterbury Road, Surrey Hills Vic 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$399,000 & \$438,900

Median sale price

Median price \$825,000 Property Type Unit Suburb Surrey Hills

Period - From 01/01/2022 to 31/03/2022 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	1611/850 Whitehorse Rd BOX HILL 3128	\$430,000	12/05/2022
2	2/201 Elgar Rd SURREY HILLS 3127	\$410,000	14/04/2022
3	7/5 James St BOX HILL 3128	\$390,000	13/04/2022

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: 16/06/2022 16:35



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$399,000 - \$438,900
Median Unit Price
March quarter 2022: \$825,000

Comparable Properties



1611/850 Whitehorse Rd BOX HILL 3128 (REI) Agent Comments



Price: \$430,000
Method: Private Sale
Date: 12/05/2022
Property Type: Apartment



2/201 Elgar Rd SURREY HILLS 3127 (REI) Agent Comments



Price: \$410,000
Method: Private Sale
Date: 14/04/2022
Property Type: Apartment
Land Size: 70 sqm approx



7/5 James St BOX HILL 3128 (VG) Agent Comments



Price: \$390,000
Method: Sale
Date: 13/04/2022
Property Type: Strata Flat - Single OYO Flat

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