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	2/251 Elgar Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price $1,150,000

Median sale price

Median price $1,400,000 Property Type Townhouse Suburb Surrey Hills

Period - From 21/06/2020 to 20/06/2021 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	32 Naples St BOX HILL SOUTH 3128	$1,100,000	25/03/2021
2	2/257 Elgar Rd SURREY HILLS 3127	$1,150,000	01/02/2021
3	830 Canterbury Rd BOX HILL SOUTH 3128	$1,160,000	29/01/2021

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: 21/06/2021 09:33

2/251 Elgar Road, Surrey Hills Vic 3127



4 3 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,150,000
Median Townhouse Price
21/06/2020 - 20/06/2021: $1,400,000

Comparable Properties



32 Naples St BOX HILL SOUTH 3128 (REI)

3 2 2

Price: $1,100,000
Method: Sold Before Auction
Date: 25/03/2021
Property Type: House (Res)

Agent Comments



2/257 Elgar Rd SURREY HILLS 3127 (REI/VG)

3 2 2

Price: $1,150,000
Method: Private Sale
Date: 01/02/2021
Property Type: Townhouse (Single)

Agent Comments



830 Canterbury Rd BOX HILL SOUTH 3128 (REI/VG)

4 2 2

Price: $1,160,000
Method: Private Sale
Date: 29/01/2021
Property Type: House
Land Size: 392 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.