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: 105/629 Canterbury Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between: $555,000 & $585,000

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	2/400 Canterbury Rd SURREY HILLS 3127	$580,000	11/08/2021
2			
3			

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: 24/11/2021 12:30

105/629 Canterbury Road, Surrey Hills Vic 3127



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$555,000 - $585,000
Median Unit Price
September quarter 2021: $960,500

Comparable Properties

2/400 Canterbury Rd SURREY HILLS 3127 (VG)

3 - -

Agent Comments

Price: $580,000
Method: Sale
Date: 11/08/2021
Property Type: Office (Com)
Land Size: 1519 sqm approx

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.

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

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