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	2/1 Belmont Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between $900,000 & $950,000

Median sale price

Median price $838,500 Property Type Unit Suburb Surrey Hills

Period - From 17/10/2021 to 16/10/2022 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	2/41 Chatham Rd CANTERBURY 3126	$980,000	18/07/2022
2	17/20 Florence Rd SURREY HILLS 3127	$952,000	04/06/2022
3	8/78 Croydon Rd SURREY HILLS 3127	$893,500	15/10/2022

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: 17/10/2022 11:38

2/1 Belmont Street, Surrey Hills Vic 3127



3 1 2

Rooms: 5
Property Type: Townhouse (Single)

Indicative Selling Price
$900,000 - $950,000
Median Unit Price
17/10/2021 - 16/10/2022: $838,500

Agent Comments

Immaculate single level 3 bedroom villa in quiet cul de sac location

Comparable Properties



2/41 Chatham Rd CANTERBURY 3126 (REI)

2 1 1

Price: $980,000
Method: Sold Before Auction
Date: 18/07/2022
Property Type: Unit

Agent Comments



17/20 Florence Rd SURREY HILLS 3127 (REI/VG)

3 1 2

Price: $952,000
Method: Auction Sale
Date: 04/06/2022
Property Type: Unit

Agent Comments



8/78 Croydon Rd SURREY HILLS 3127 (REI)

3 1 1

Price: $893,500
Method: Auction Sale
Date: 15/10/2022
Property Type: Unit

Agent Comments

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

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