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	4/115 Croydon Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $1,250,000 & $1,375,000

Median sale price

Median price $1,490,500 Property Type Townhouse Suburb Surrey Hills

Period - From 01/05/2022 to 30/04/2023 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	2/6-8 Hotham St MONT ALBERT 3127	$1,350,000	15/02/2023
2	1c Daphne St CANTERBURY 3126	$1,195,000	16/12/2022
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: 01/05/2023 13:29

4/115 Croydon Road, Surrey Hills Vic 3127



4 2 1

Rooms: 5
Property Type: Flat
Land Size: 174.396 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,375,000
Median Townhouse Price
01/05/2022 - 30/04/2023: $1,490,500

Comparable Properties



2/6-8 Hotham St MONT ALBERT 3127 (REI)

4 2 2

Price: $1,350,000
Method: Sold Before Auction
Date: 15/02/2023
Property Type: Townhouse (Res)

Agent Comments



1c Daphne St CANTERBURY 3126 (REI/VG)

4 2 1

Price: $1,195,000
Method: Private Sale
Date: 16/12/2022
Property Type: Townhouse (Single)
Land Size: 144 sqm approx

Agent Comments

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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