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	2/45 Middlesex Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $780,000 & $840,000

Median sale price

Median price $850,000 Property Type Unit Suburb Surrey Hills

Period - From 01/11/2022 to 31/10/2023 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	5/293-295 Mont Albert Rd SURREY HILLS 3127	$815,000	07/10/2023
2	3/44-46 Kingston Rd SURREY HILLS 3127	$810,000	14/10/2023
3	4/28 Milton St CANTERBURY 3126	$780,000	09/09/2023

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: 01/11/2023 14:42

2/45 Middlesex Road, Surrey Hills Vic 3127



2 1 1

Rooms: 1
Property Type: Unit

Agent Comments

Indicative Selling Price
$780,000 - $840,000
Median Unit Price
01/11/2022 - 31/10/2023: $850,000

Comparable Properties



5/293-295 Mont Albert Rd SURREY HILLS 3127 (REI)

2 1 1

Price: $815,000
Method: Auction Sale
Date: 07/10/2023
Property Type: Unit

Agent Comments



3/44-46 Kingston Rd SURREY HILLS 3127 (REI)

2 1 1

Price: $810,000
Method: Auction Sale
Date: 14/10/2023
Property Type: Unit

Agent Comments



4/28 Milton St CANTERBURY 3126 (REI)

2 1 1

Price: $780,000
Method: Auction Sale
Date: 09/09/2023
Property Type: Unit

Agent Comments

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

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