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	302/3 Norfolk Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $2,400,000 & $2,600,000

Median sale price

Median price $956,500 Property Type Unit Suburb Surrey Hills

Period - From 01/07/2023 to 30/06/2024 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	201/3 Norfolk Rd SURREY HILLS 3127	$2,400,000	14/09/2024
2	213/358 Canterbury Rd SURREY HILLS 3127	$2,600,000	24/06/2024
3	401/3 Norfolk Rd SURREY HILLS 3127	$3,000,000	15/04/2024

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: 20/09/2024 13:10

302/3 Norfolk Road, Surrey Hills Vic 3127

Nick Elmore
03 9830 7000
0438 599 938
nick.elmore@belleproperty.com



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Rooms: 6
Property Type: Luxury Apartment

Agent Comments

Indicative Selling Price
$2,400,000 - $2,600,000
Median Unit Price
Year ending June 2024: $956,500

Comparable Properties

201/3 Norfolk Rd SURREY HILLS 3127 (REI)

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Agent Comments

Price: $2,400,000
Method:
Date: 14/09/2024
Property Type: Apartment

213/358 Canterbury Rd SURREY HILLS 3127 (VG)

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Agent Comments

Price: $2,600,000
Method: Sale
Date: 24/06/2024
Property Type: Strata Unit/Flat

401/3 Norfolk Rd SURREY HILLS 3127 (VG)

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Agent Comments

Price: $3,000,000
Method: Sale
Date: 15/04/2024
Property Type: Strata Unit/Flat

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