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	110 Surrey Road North, South Yarra Vic 3141

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $2,000,000 Property Type House Suburb South Yarra

Period - From 04/10/2023 to 03/10/2024 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	61 Pridham St PRAHRAN 3181	$1,186,000	17/09/2024
2	21 Duke St WINDSOR 3181	$1,167,500	28/07/2024
3	12 MacFarlan St SOUTH YARRA 3141	$1,123,500	27/07/2024

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: 04/10/2024 07:38

110 Surrey Road North, South Yarra Vic 3141



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Property Type:
Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
04/10/2023 - 03/10/2024: $2,000,000

Comparable Properties



61 Pridham St PRAHRAN 3181 (REI)

2 1 -

Price: $1,186,000
Method: Private Sale
Date: 17/09/2024
Property Type: House (Res)

Agent Comments



21 Duke St WINDSOR 3181 (REI/VG)

2 1 1

Price: $1,167,500
Method: Sold After Auction
Date: 28/07/2024
Property Type: House (Res)
Land Size: 105 sqm approx

Agent Comments



12 MacFarlan St SOUTH YARRA 3141 (VG)

2 - -

Price: $1,123,500
Method: Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 163 sqm approx

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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