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	113 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 $2,367,500 Property Type House Suburb South Yarra

Period - From 21/04/2022 to 20/04/2023 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	103 Surrey Rd.N SOUTH YARRA 3141	$1,255,000	10/04/2023
2	31 Margaret St SOUTH YARRA 3141	$1,220,000	23/03/2023
3	49 Pridham St PRAHRAN 3181	$1,100,000	29/03/2023

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: 21/04/2023 10:27

113 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
21/04/2022 - 20/04/2023: $2,367,500

Comparable Properties



103 Surrey Rd.N SOUTH YARRA 3141 (REI)

2 1 1

Price: $1,255,000
Method: Private Sale
Date: 10/04/2023
Property Type: House

Agent Comments

Same accommodation in better condition



31 Margaret St SOUTH YARRA 3141 (REI)

2 1 -

Price: $1,220,000
Method: Private Sale
Date: 23/03/2023
Property Type: House

Agent Comments

Same accommodation, in better condition without parking.



49 Pridham St PRAHRAN 3181 (REI)

2 1 -

Price: $1,100,000
Method: Private Sale
Date: 29/03/2023
Property Type: House

Agent Comments

2 bedrooms, 1 bathroom no parking.

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