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	4/12 Broughton Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $960,500 Property Type Unit Suburb Surrey Hills

Period - From 01/07/2021 to 30/09/2021 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	4/38 Faversham Rd CANTERBURY 3126	$885,000	03/11/2021
2	3/6 Weybridge St SURREY HILLS 3127	$822,000	30/10/2021
3	1/4 Middlesex Rd SURREY HILLS 3127	$800,000	03/11/2021

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: 15/11/2021 10:28

4/12 Broughton Road, Surrey Hills Vic 3127

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2 2

Rooms: 4
Property Type: Unit
Land Size: 162.511 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median Unit Price
September quarter 2021: $960,500

Comparable Properties



4/38 Faversham Rd CANTERBURY 3126 (REI)

2 1 1

Agent Comments

Price: $885,000
Method: Auction Sale
Date: 03/11/2021
Property Type: Unit



3/6 Weybridge St SURREY HILLS 3127 (REI)

2 1 1

Agent Comments

Price: $822,000
Method: Auction Sale
Date: 30/10/2021
Property Type: Unit



1/4 Middlesex Rd SURREY HILLS 3127 (REI)

2 1 1

Agent Comments

Price: $800,000
Method: Private Sale
Date: 03/11/2021
Property Type: Unit

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