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<br>Including suburb and postcode | 424 Whitehorse Road, Surrey Hills Vic 3127 |

## Indicative selling price

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

Range between $1,950,000 & $2,145,000

## Median sale price

Median price $1,927,500 Property Type House Suburb Surrey Hills

Period - From 01/10/2020 to 31/12/2020 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 | 52 Broughton Rd SURREY HILLS 3127 | $2,250,000 | 24/03/2021 |
| 2 | 41 Union Rd SURREY HILLS 3127 | $1,935,000 | 23/10/2020 |
| 3 | 96 Broughton Rd SURREY HILLS 3127 | $1,920,000 | 05/12/2020 |
| 4 | 75 Union Rd SURREY HILLS 3127 | $1,809,000 | 17/10/2020 |

**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: 26/03/2021 09:41

# 424 Whitehorse Road, Surrey Hills Vic 3127

RT Edgar

Annabelle Feng
8888 2000
0409 384 144
afeng@rtedgar.com.au



4 2 2

**Property Type:** House (Res)
**Land Size:** 780 sqm approx

Agent Comments

**Indicative Selling Price**
$1,950,000 - $2,145,000
**Median House Price**
December quarter 2020: $1,927,500

## Comparable Properties



**52 Broughton Rd SURREY HILLS 3127 (REI)**

4 3 2

**Price:** $2,250,000
**Method:** Sold Before Auction
**Date:** 24/03/2021
**Property Type:** House
**Land Size:** 753 sqm approx

Agent Comments



**41 Union Rd SURREY HILLS 3127 (REI/VG)**

4 2 2

**Price:** $1,935,000
**Method:** Sold Before Auction
**Date:** 23/10/2020
**Property Type:** House (Res)
**Land Size:** 668 sqm approx

Agent Comments



**96 Broughton Rd SURREY HILLS 3127 (REI/VG)**

3 2 6

**Price:** $1,920,000
**Method:** Private Sale
**Date:** 05/12/2020
**Property Type:** House
**Land Size:** 850 sqm approx

Agent Comments



REIV THE DIFFERENCE
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.




**75 Union Rd SURREY HILLS 3127 (REI/VG)**

4 2 2

**Price:** $1,809,000
**Method:** Private Sale
**Date:** 17/10/2020
**Property Type:** House
**Land Size:** 558 sqm approx

Agent Comments

**Account** - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

REIV THE DIFFERENCE

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