# 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

4/9 Balmoral Crescent, 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 | $953,000 | Property Type | Unit | Suburb | Surrey Hills |

| Period - From | 01/04/2023 | to | 31/03/2024 | 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 | 2/34 Graham St SURREY HILLS 3127 | $875,000 | 22/04/2024 |
| 2 | 2/12 Chestnut St SURREY HILLS 3127 | $873,000 | 20/04/2024 |
| 3 | 3/18 Essex Rd SURREY HILLS 3127 | $827,000 | 19/02/2024 |

**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: 18/06/2024 16:32

# 4/9 Balmoral Crescent, Surrey Hills Vic 3127

David Fileccia
0402 026 748
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🛏 **2**    🛁 **1**    🚗 **2**

**Property Type:** Unit
Agent Comments

**Indicative Selling Price**
$800,000 - $880,000
**Median Unit Price**
Year ending March 2024: $953,000

# Comparable Properties

**2/34 Graham St SURREY HILLS 3127 (REI/VG)**

🛏 **2**    🛁 **1**    🚗 **1**

**Price:** $875,000
**Method:** Sold Before Auction
**Date:** 22/04/2024
**Property Type:** Unit

Agent Comments

**2/12 Chestnut St SURREY HILLS 3127 (REI)**

🛏 **2**    🛁 **1**    🚗 **2**

**Price:** $873,000
**Method:** Auction Sale
**Date:** 20/04/2024
**Property Type:** Unit

Agent Comments

**3/18 Essex Rd SURREY HILLS 3127 (REI/VG)**

🛏 **2**    🛁 **1**    🚗 **1**

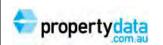**Price:** $827,000
**Method:** Private Sale
**Date:** 19/02/2024
**Property Type:** Unit

Agent Comments

**Account** - Jellis Craig   |  P: 98305966