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	5/355 Elgar Road, Surrey Hills Vic 3127

Indicative selling price

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

Single price: $499,000

Median sale price

Median price: $847,500 Property Type: Unit Suburb: Surrey Hills

Period - From: 04/12/2022 to: 03/12/2023 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	6/355 Elgar Rd SURREY HILLS 3127	$550,000	04/09/2023
2			
3			

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: 04/12/2023 11:03

5/355 Elgar Road, Surrey Hills Vic 3127

Tim Heavyside
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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$499,000
Median Unit Price
04/12/2022 - 03/12/2023: $847,500

Comparable Properties



6/355 Elgar Rd SURREY HILLS 3127 (REI/VG)

2 1 1

Agent Comments

Price: $550,000
Method: Sold Before Auction
Date: 04/09/2023
Property Type: Apartment

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.

Account - Heavyside

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