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: 83a Durham Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $1,600,000 & $1,750,000

Median sale price

Median price $2,350,000 Property Type House Suburb Surrey Hills

Period - From 01/01/2023 to 31/12/2023 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	9a Langford St SURREY HILLS 3127	$1,830,000	07/10/2023
2	15 Kingston Rd SURREY HILLS 3127	$1,646,000	02/09/2023
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: 13/01/2024 14:25

83a Durham Road, Surrey Hills Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co



3 2 1

Property Type: House
Land Size: 508 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,750,000
Median House Price
Year ending December 2023: $2,350,000

Comparable Properties

9a Langford St SURREY HILLS 3127 (REI)

3 - 2

Agent Comments

Price: $1,830,000
Method:
Date: 07/10/2023
Property Type: House



15 Kingston Rd SURREY HILLS 3127 (REI)

3 1 2

Agent Comments

Price: $1,646,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 378 sqm approx

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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