

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

5/21-23 Albert 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

\$956,500

Property Type

Unit

Suburb

Surrey Hills

Period - From

01/07/2023

to

30/06/2024

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	2/27 Langford St SURREY HILLS 3127	\$855,000	17/08/2024
2	4/9 Balmoral Cr SURREY HILLS 3127	\$870,000	17/08/2024
3	3/17 Albert Cr SURREY HILLS 3127	\$841,000	25/05/2024

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:

26/08/2024 12:44



2 1 1

Rooms: 5

Property Type: Unit

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

Year ending June 2024: \$956,500

Comparable Properties



2/27 Langford St SURREY HILLS 3127 (REI)

Agent Comments

2 1 1

Price: \$855,000

Method: Auction Sale

Date: 17/08/2024

Property Type: Unit



4/9 Balmoral Cr SURREY HILLS 3127 (REI)

Agent Comments

2 1 2

Price: \$870,000

Method: Auction Sale

Date: 17/08/2024

Property Type: Unit

Land Size: 219 sqm approx



3/17 Albert Cr SURREY HILLS 3127 (REI)

Agent Comments

2 1 2

Price: \$841,000

Method: Auction Sale

Date: 25/05/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9428 3333