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: 2/72 Essex Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between: $1,075,000 & $1,125,000

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	3/72 Essex Rd SURREY HILLS 3127	$1,130,000	10/08/2024
2	4/174 Prospect Hill Rd CANTERBURY 3126	$1,125,000	22/06/2024
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: 18/09/2024 16:07

2/72 Essex Road, Surrey Hills Vic 3127



2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,075,000 - $1,125,000
Median Unit Price
Year ending June 2024: $956,500

Comparable Properties



3/72 Essex Rd SURREY HILLS 3127 (REI)

3 1 2

Price: $1,130,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Unit

Agent Comments



4/174 Prospect Hill Rd CANTERBURY 3126 (REI/VG)

2 1 2

Price: $1,125,000
Method: Private Sale
Date: 22/06/2024
Property Type: Unit

Agent Comments

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 - Jellis Craig | P: 03 9428 3333

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