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<br>Including suburb and postcode | 3/11 Norfolk Road, Surrey Hills Vic 3127 |

## Indicative selling price

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

Range between $1,480,000 & $1,600,000

## Median sale price

Median price $2,350,000 Property Type House 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 | 6/111 Wattle Valley Rd CAMBERWELL 3124 | $1,650,000 | 28/08/2024 |
| 2 | 3/119 Wattle Valley Rd CAMBERWELL 3124 | $1,582,000 | 12/07/2024 |
| 3 | 2/35-37 Bryson St CANTERBURY 3126 | $1,545,000 | 19/03/2024 |

**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: 17/09/2024 10:29

# 3/11 Norfolk Road, Surrey Hills Vic 3127



3 2 2

**Rooms:** 6
**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**
$1,480,000 - $1,600,000
**Median House Price**
Year ending June 2024: $2,350,000

## Comparable Properties



**6/111 Wattle Valley Rd CAMBERWELL 3124 (REI)**

3 2 2

**Price:** $1,650,000
**Method:** Private Sale
**Date:** 28/08/2024
**Property Type:** Townhouse (Single)

Agent Comments



**3/119 Wattle Valley Rd CAMBERWELL 3124 (REI)**

4 3 2

**Price:** $1,582,000
**Method:** Sold Before Auction
**Date:** 12/07/2024
**Property Type:** Townhouse (Single)

Agent Comments



**2/35-37 Bryson St CANTERBURY 3126 (REI)**

3 2 2

**Price:** $1,545,000
**Method:** Private Sale
**Date:** 19/03/2024
**Property Type:** Townhouse (Single)

Agent Comments

**Account** - Marshall White | P: 03 9822 9999

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