

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

191 Union Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$3,500,000 & \$3,850,000

Median sale price

Median price \$2,310,000 Property Type House Suburb Surrey Hills

Period - From 06/08/2023 to 05/08/2024 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	11 Victoria Cr MONT ALBERT 3127	\$3,500,000	03/07/2024
2	20 Compton St CANTERBURY 3126	\$3,530,000	17/04/2024
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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: 06/08/2024 09:58



Property Type: House

Land Size: 919 sqm approx

Agent Comments

Comparable Properties



11 Victoria Cr MONT ALBERT 3127 (REI)

Agent Comments



Price: \$3,500,000

Method: Private Sale

Date: 03/07/2024

Property Type: House

Land Size: 1301 sqm approx



20 Compton St CANTERBURY 3126 (REI/VG)

Agent Comments



Price: \$3,530,000

Method: Private Sale

Date: 17/04/2024

Property Type: House

Land Size: 958 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.