## 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

2/8 Florence Road, Surrey Hills Vic 3127

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$800,000		&		\$880,000				
Median sale price									
Median price	\$874,000	Pro	operty Type	Unit			Suburb	Surrey Hills	
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/44 View St MONT ALBERT 3127	\$815,000	18/02/2025
2	1/7 Chestnut St SURREY HILLS 3127	\$835,000	17/11/2024
3	3/5 Suffolk Rd SURREY HILLS 3127	\$830,000	05/10/2024

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:

26/03/2025 15:14









Rooms: 4 Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median Unit Price Year ending December 2024: \$874,000

# **Comparable Properties**

REAVYSIDE	1/44 View St MONT ALBERT 3127 (REI)   2 1 2   Price: \$815,000   Method: Private Sale   Date: 18/02/2025   Property Type: Unit	Agent Comments
HEAVYSIDE	1/7 Chestnut St SURREY HILLS 3127 (REI/VG) 2 2 2 2 Price: \$835,000 Method: Auction Sale Date: 17/11/2024 Property Type: Unit	Agent Comments
HEAVYGIDE	3/5 Suffolk Rd SURREY HILLS 3127 (REI/VG) 2 1 2 1 1 Price: \$830,000 Method: Auction Sale Date: 05/10/2024 Property Type: Unit	Agent Comments

#### Account - Jellis Craig | P: 03 9428 3333



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