# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 747 Canterbury Road, Surrey Hills Vic 3127

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$3,000,000		&		\$3,300,000			
Median sale p	rice							
Median price	\$2,208,250	Pro	operty Type	Hou	se		Suburb	Surrey Hills
Period - From	01/01/2021	to	31/03/2021		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	15 Langford St SURREY HILLS 3127	\$3,176,000	15/05/2021
2	7 Leura St SURREY HILLS 3127	\$3,100,000	28/11/2020
3			

OR

**B**<sup>\*</sup> 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:

20/05/2021 12:54



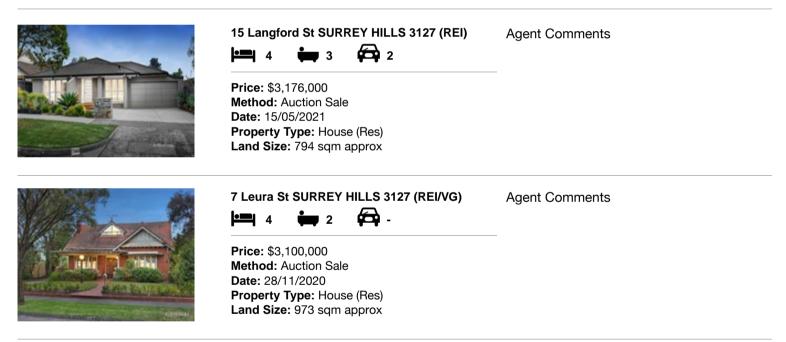
# KAY&BURTON





Rooms: 9 Property Type: House Land Size: 1278.582 sqm approx Agent Comments Indicative Selling Price \$3,000,000 - \$3,300,000 Median House Price March quarter 2021: \$2,208,250

# **Comparable Properties**



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 - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.