

## 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

8 BROUGHTON ROAD SURREY HILLS VIC 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$4,400,000

&

\$4,800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,260,000

Property type

House

Suburb

Surrey Hills

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

### 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 6 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

Address of comparable property	Price	Date of sale
89 UNION ROAD SURREY HILLS VIC 3127	\$6,239,999	29-Jun-23

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 6 months.

This Statement of Information was prepared on: 14 November 2023



**89 UNION ROAD SURREY HILLS  
VIC 3127**

6 3 3

Sold Price **\$6,239,999** Sold Date **29-Jun-23**

Distance **0.54km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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