

# 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

37 Everton Grove, 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)

Range between \$1,650,000

&

\$1,800,000

### Median sale price

Median price \$2,208,250

Property Type House

Suburb Surrey Hills

Period - From 01/01/2021

to 31/03/2021

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	30 Glendale St SURREY HILLS 3127	\$1,684,000	20/03/2021
2	27 Boisdale St SURREY HILLS 3127	\$1,726,000	24/02/2021
3	2a Anderson St SURREY HILLS 3127	\$1,792,500	08/05/2021

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:

24/05/2021 15:09



3 2 0

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 709.021 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,650,000 - \$1,800,000

**Median House Price**

March quarter 2021: \$2,208,250

## Comparable Properties



**30 Glendale St SURREY HILLS 3127 (REI)**

Agent Comments

3 1 1

**Price:** \$1,684,000

**Method:** Auction Sale

**Date:** 20/03/2021

**Property Type:** House (Res)

**Land Size:** 600 sqm approx



**27 Boisdale St SURREY HILLS 3127 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$1,726,000

**Method:** Sold Before Auction

**Date:** 24/02/2021

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**2a Anderson St SURREY HILLS 3127 (REI)**

Agent Comments

3 1 1

**Price:** \$1,792,500

**Method:** Auction Sale

**Date:** 08/05/2021

**Property Type:** House (Res)

**Land Size:** 524 sqm approx