

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

4 Neath Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,100,000 Property Type House Suburb Surrey Hills

Period - From 05/07/2020 to 04/07/2021 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	45 Broughton Rd SURREY HILLS 3127	\$2,230,000	12/06/2021
2	10 Louise Av MONT ALBERT 3127	\$2,000,000	22/05/2021
3	23 Bristol St SURREY HILLS 3127	\$2,401,000	15/05/2021

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:

05/07/2021 09:29



3 2 2

Rooms: 7

Property Type: House (Previously Occupied - Detached)

Land Size: 779 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

05/07/2020 - 04/07/2021: \$2,100,000

Comparable Properties



45 Broughton Rd SURREY HILLS 3127 (REI)

Agent Comments

4 2 2

Price: \$2,230,000

Method: Auction Sale

Date: 12/06/2021

Property Type: House (Res)

Land Size: 803 sqm approx



10 Louise Av MONT ALBERT 3127 (REI)

Agent Comments

3 1 2

Price: \$2,000,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)

Land Size: 758 sqm approx



23 Bristol St SURREY HILLS 3127 (REI)

Agent Comments

3 1 2

Price: \$2,401,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)

Land Size: 829 sqm approx