

# 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

37a Pine Street, 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 \$2,100,000

&

\$2,220,000

### Median sale price

Median price \$2,290,000

Property Type House

Suburb Surrey Hills

Period - From 01/04/2021

to 31/03/2022

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	75 Essex Rd SURREY HILLS 3127	\$2,175,000	18/06/2022
2	8A Sherwood Rd SURREY HILLS 3127	\$2,151,000	05/03/2022
3			

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:

28/06/2022 09:37

Jesse Jones

03 9068 4850

0434 055 212

jesse@whitefoxrealestate.com.au

**Indicative Selling Price**

\$2,100,000 - \$2,220,000

**Median House Price**

Year ending March 2022: \$2,290,000



4 3 2

**Property Type:** House

**Land Size:** 500 sqm approx

**Agent Comments**

## Comparable Properties



**75 Essex Rd SURREY HILLS 3127 (REI)**

**Agent Comments**

4 2 3

**Price:** \$2,175,000

**Method:** Private Sale

**Date:** 18/06/2022

**Property Type:** House



**8A Sherwood Rd SURREY HILLS 3127 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$2,151,000

**Method:** Private Sale

**Date:** 05/03/2022

**Property Type:** House

**Land Size:** 370 sqm approx

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.