

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

1/7 Chestnut Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$780,000

&

\$850,000

Median sale price

Median price \$870,000

Property Type Unit

Suburb Surrey Hills

Period - From 01/07/2024

to

30/09/2024

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	4/393 Elgar Rd MONT ALBERT 3127	\$910,000	25/05/2024
2	7 Windsor La SURREY HILLS 3127	\$960,000	23/03/2024
3	4/70 Essex Rd SURREY HILLS 3127	\$1,100,000	17/02/2024

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:

18/10/2024 15:03

1/7 Chestnut Street, Surrey Hills Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co



 2  - 

Property Type:
Divorce/Estate/Family Transfers
Land Size: 266 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000

Median Unit Price
September quarter 2024: \$870,000

Comparable Properties



4/393 Elgar Rd MONT ALBERT 3127 (REI/VG) **Agent Comments**

 2  2  2

Price: \$910,000
Method: Auction Sale
Date: 25/05/2024
Property Type: Unit



7 Windsor La SURREY HILLS 3127 (REI/VG) **Agent Comments**

 2  2  1

Price: \$960,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Townhouse (Res)
Land Size: 144 sqm approx



4/70 Essex Rd SURREY HILLS 3127 (REI/VG) **Agent Comments**

 2  2  2

Price: \$1,100,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Unit

Account - Heavyside



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