

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

7 Sherwood Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$2,276,500

Property Type House

Suburb Surrey Hills

Period - From 01/07/2021

to

30/06/2022

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	38 Wandsworth Rd SURREY HILLS 3127	\$2,165,000	30/07/2022
3	6 Graham St SURREY HILLS 3127	\$2,010,000	13/08/2022

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:

18/08/2022 11:22



 3  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

Year ending June 2022: \$2,276,500

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



38 Wandsworth Rd SURREY HILLS 3127 (REI) **Agent Comments**

 3  2  2

Price: \$2,165,000

Method: Auction Sale

Date: 30/07/2022

Property Type: House (Res)

Land Size: 590 sqm approx



6 Graham St SURREY HILLS 3127 (REI)

Agent Comments

 3  2  1

Price: \$2,010,000

Method: Auction Sale

Date: 13/08/2022

Property Type: House (Res)

Land Size: 712 sqm approx

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997