

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

16 Thornton Avenue, Surrey Hills Vic 3127

Indicative selling price

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

Range between

\$2,150,000

&

\$2,310,000

Median sale price

Median price

\$2,205,000

Property Type

House

Suburb

Surrey Hills

Period - From

01/04/2022

to

31/03/2023

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	13 Thornton Av SURREY HILLS 3127	\$2,570,000	18/03/2023
2	60 View St MONT ALBERT 3127	\$2,210,000	03/12/2022
3	10 Banool Rd SURREY HILLS 3127	\$2,170,000	07/03/2023

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:

27/04/2023 08:42

16 Thornton Avenue, Surrey Hills Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co



4 2 1

Property Type: House (Res)
Land Size: 520 sqm approx
Agent Comments

Indicative Selling Price
\$2,150,000 - \$2,310,000
Median House Price
Year ending March 2023: \$2,205,000

Comparable Properties



13 Thornton Av SURREY HILLS 3127 (REI)

Agent Comments

4 3 2

Price: \$2,570,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House



60 View St MONT ALBERT 3127 (REI/VG)

Agent Comments

4 2 2

Price: \$2,210,000
Method: Auction Sale
Date: 03/12/2022
Property Type: House (Res)
Land Size: 580 sqm approx



10 Banool Rd SURREY HILLS 3127 (REI)

Agent Comments

4 2 2

Price: \$2,170,000
Method: Private Sale
Date: 07/03/2023
Property Type: House (Res)
Land Size: 585 sqm approx

Account - Heavyside



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