

# 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

17 Chester 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 \$3,000,000 & \$3,300,000

### Median sale price

Median price \$2,325,000 Property Type House Suburb Surrey Hills

Period - From 03/05/2021 to 02/05/2022 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	5 Highfield Rd CANTERBURY 3126	\$3,217,000	26/03/2022
2	90 Highfield Rd CANTERBURY 3126	\$3,211,000	24/11/2021
3	13 Black St MONT ALBERT 3127	\$3,110,000	06/11/2021

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:

03/05/2022 17:33



4 2 2

**Property Type:** House  
**Land Size:** 1064 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,000,000 - \$3,300,000

**Median House Price**  
03/05/2021 - 02/05/2022: \$2,325,000

## Comparable Properties



**5 Highfield Rd CANTERBURY 3126 (REI)**

**Agent Comments**

4 2 2

**Price:** \$3,217,000  
**Method:** Auction Sale  
**Date:** 26/03/2022  
**Property Type:** House (Res)  
**Land Size:** 719 sqm approx



**90 Highfield Rd CANTERBURY 3126 (VG)**

**Agent Comments**

4 - -

**Price:** \$3,211,000  
**Method:** Sale  
**Date:** 24/11/2021  
**Property Type:** House (Res)  
**Land Size:** 699 sqm approx



**13 Black St MONT ALBERT 3127 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$3,110,000  
**Method:** Auction Sale  
**Date:** 06/11/2021  
**Property Type:** House (Res)  
**Land Size:** 785 sqm approx

**Account - VICPROP**