

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 Chertsey Street, Surrey Hills Vic 3127

Indicative selling price

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

Single price \$2,000,000

Median sale price

Median price \$2,307,500

Property Type House

Suburb Surrey Hills

Period - From 12/06/2021

to 11/06/2022

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	208 Mont Albert Rd SURREY HILLS 3127	\$2,175,000	02/03/2022
2	2/172 Prospect Hill Rd CANTERBURY 3126	\$2,150,000	17/05/2022
3	9 Tedstone Cr BALWYN 3103	\$2,150,000	11/02/2022

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:

12/06/2022 13:17



Property Type: Unit
Land Size: 360 sqm approx
Agent Comments

Comparable Properties



208 Mont Albert Rd SURREY HILLS 3127
(REI/VG)

Agent Comments



Price: \$2,175,000
Method: Sold Before Auction
Date: 02/03/2022
Property Type: House
Land Size: 409 sqm approx



2/172 Prospect Hill Rd CANTERBURY 3126
(REI)

Agent Comments



Price: \$2,150,000
Method: Private Sale
Date: 17/05/2022
Property Type: House
Land Size: 250 sqm approx



9 Tedstone Cr BALWYN 3103 (VG)

Agent Comments



Price: \$2,150,000
Method: Sale
Date: 11/02/2022
Property Type: House (Res)
Land Size: 388 sqm approx