

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

20 Scottsdale Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between

\$2,490,000

&

\$2,650,000

Median sale price

Median price

\$2,260,000

Property Type

House

Suburb

Surrey Hills

Period - From

17/07/2022

to

16/07/2023

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	43 Weybridge St SURREY HILLS 3127	\$2,900,000	27/05/2023
2	61 Shepherd St SURREY HILLS 3127	\$2,600,000	27/05/2023
3			

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:

17/07/2023 16:45



4 3 4

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

Indicative Selling Price
\$2,490,000 - \$2,650,000
Median House Price
17/07/2022 - 16/07/2023: \$2,260,000

Comparable Properties



43 Weybridge St SURREY HILLS 3127 (REI)

Agent Comments

3 2 1

Price: \$2,900,000
Method: Auction Sale
Date: 27/05/2023
Property Type: House (Res)
Land Size: 895 sqm approx



61 Shepherd St SURREY HILLS 3127 (REI)

Agent Comments

4 3 2

Price: \$2,600,000
Method: Auction Sale
Date: 27/05/2023
Property Type: House (Res)
Land Size: 720 sqm approx

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.

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