

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

15 Erasmus Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,600,000 & \$2,760,000

Median sale price

Median price \$2,428,500 Property Type House Suburb Surrey Hills

Period - From 01/10/2021 to 31/12/2021 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	38 Broughton Rd SURREY HILLS 3127	\$2,900,000	04/10/2021
2	11 York St SURREY HILLS 3127	\$2,873,000	07/10/2021
3	31 Dower St CAMBERWELL 3124	\$2,700,000	27/10/2021

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:

31/01/2022 13:01



4 3 2

Property Type: House (Res)

Agent Comments

Comparable Properties



38 Broughton Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

5 3 3

Price: \$2,900,000

Method: Auction Sale

Date: 04/10/2021

Property Type: House (Res)

Land Size: 587 sqm approx



11 York St SURREY HILLS 3127 (REI/VG)

Agent Comments

5 2 2

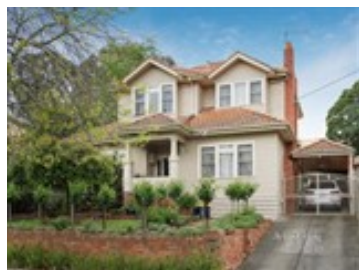
Price: \$2,873,000

Method: Auction Sale

Date: 07/10/2021

Property Type: House (Res)

Land Size: 774 sqm approx



31 Dower St CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

Price: \$2,700,000

Method: Auction Sale

Date: 27/10/2021

Property Type: House (Res)

Land Size: 645 sqm approx