### 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	cons	sumer.vic.go	v.au/i	underquot	ing		
Range betwee	n \$2,600,000		&		\$2,760,0	00		
Median sale p	rice							
Median price	\$2,428,500	Pro	operty Type	Hous	se		Suburb	Surrey Hills
Period - From	01/10/2021	to	31/12/2021		So	urce	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



15 Erasmus Street, Surrey Hills Vic 3127

# RT Edgar





**Property Type:** House (Res) Agent Comments Annabelle Feng 8888 2000 0409 384 144 afeng@rtedgar.com.au

Indicative Selling Price \$2,600,000 - \$2,760,000 Median House Price December quarter 2021: \$2,428,500

## **Comparable Properties**

	38 Broughton Rd SURREY HILLS 3127 (REI/VG)	Agent Comments
THE ALL MENTS	<b>1 - 1</b> 5 <b>1 - 1</b> 3 <b>1 - 1</b> 3	
PRINT AND AND ADDRESS OF	Price: \$2,900,000	
	Method: Auction Sale Date: 04/10/2021	
Athenia	Property Type: House (Res)	
	Land Size: 587 sqm approx	
	11 York St SURREY HILLS 3127 (REI/VG)	Agent Comments
	<b>1</b> 5 <b>1</b> 2 <b>2</b> 2	
	Price: \$2,873,000	
	Method: Auction Sale	
	Date: 07/10/2021	
	Property Type: House (Res) Land Size: 774 sqm approx	
a	31 Dower St CAMBERWELL 3124 (REI)	Agent Comments
	i 4 i 2 i 2	U U
	Price: \$2,700,000	
AND IN THE TWO	Method: Auction Sale	
	Date: 27/10/2021 Property Type: House (Res)	
	Land Size: 645 sqm approx	







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