

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

25 Bentley Street, Surrey Hills Vic 3127

Indicative selling price

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

Single price

\$2,125,000

Median sale price

Median price

\$1,999,000

Property Type

House

Suburb

Surrey Hills

Period - From

01/07/2019

to

30/09/2019

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	18 The Avenue SURREY HILLS 3127	\$2,217,000	07/09/2019
2	21 Chester St SURREY HILLS 3127	\$2,160,000	27/11/2019
3	30 Morey St CAMBERWELL 3124	\$2,150,000	07/09/2019

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:

09/12/2019 15:31



4
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 2

Property Type: House (Res)

Land Size: 727 sqm approx

Agent Comments

Indicative Selling Price

\$2,125,000

Median House Price

September quarter 2019: \$1,999,000

Comparable Properties



18 The Avenue SURREY HILLS 3127 (REI)

Agent Comments

4
 2
 2

Price: \$2,217,000

Method: Auction Sale

Date: 07/09/2019

Property Type: House

Land Size: 700 sqm approx



21 Chester St SURREY HILLS 3127 (REI)

Agent Comments

4
 3
 1

Price: \$2,160,000

Method: Private Sale

Date: 27/11/2019

Rooms: 8

Property Type: House



30 Morey St CAMBERWELL 3124 (REI)

Agent Comments

4
 2
 4

Price: \$2,150,000

Method: Auction Sale

Date: 07/09/2019

Rooms: 7

Property Type: House (Res)

Land Size: 723 sqm approx