

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 Como Avenue, Surrey Hills Vic 3127

Indicative selling price

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

Range between

\$1,700,000

&

\$1,870,000

Median sale price

Median price

\$2,300,000

Property Type

House

Suburb

Surrey Hills

Period - From

22/10/2023

to

21/10/2024

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	24 Bentley St SURREY HILLS 3127	\$1,980,000	20/07/2024
2	29 Essex Rd SURREY HILLS 3127	\$2,175,000	22/06/2024
3	246 Mont Albert Rd SURREY HILLS 3127	\$1,925,000	11/05/2024

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:

22/10/2024 12:03

1 Como Avenue, Surrey Hills Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co



 4  2  2

Property Type: House
Land Size: 349 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,870,000
Median House Price
22/10/2023 - 21/10/2024: \$2,300,000

Comparable Properties

24 Bentley St SURREY HILLS 3127 (REI)

Agent Comments

 4  3  2

Price: \$1,980,000
Method:
Date: 20/07/2024
Property Type: House



29 Essex Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,175,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 349 sqm approx



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

Agent Comments

 4  2  2

Price: \$1,925,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 387 sqm approx

Account - Heavyside



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