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	28 Tower Street, Surrey Hills Vic 3127
, ,	

Indicative selling price

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

Single price \$2,200,000

Median sale price

Median price \$2,428,500	Property Type F	louse	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

Address of comparable property		Price	Date of sale
1	6 Olyve Ct SURREY HILLS 3127	\$2,161,000	01/02/2022
2	11 Florence Rd SURREY HILLS 3127	\$2,100,000	12/02/2022
3	6 Kinsale Cr BALWYN 3103	\$2,050,000	06/11/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/04/2022 11:13













Property Type: House (Res)

Agent Comments

Indicative Selling Price \$2,200,000

Median House Price December quarter 2021: \$2,428,500

Comparable Properties



6 Olyve Ct SURREY HILLS 3127 (REI)

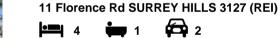




Price: \$2,161,000 Method: Auction Sale Date: 01/02/2022

Property Type: House (Res) Land Size: 670 sqm approx

Agent Comments







Price: \$2,100,000 Method: Auction Sale Date: 12/02/2022

Property Type: House (Res) Land Size: 759 sqm approx

Agent Comments



6 Kinsale Cr BALWYN 3103 (REI/VG)





Price: \$2,050,000 Method: Auction Sale Date: 06/11/2021

Property Type: House (Res) Land Size: 892 sqm approx

Agent Comments

Account - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180



