

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$2,200,000

### 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	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 comparable properties 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



4 3 3

**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)**

Agent Comments

4 2 3

**Price:** \$2,161,000

**Method:** Auction Sale

**Date:** 01/02/2022

**Property Type:** House (Res)

**Land Size:** 670 sqm approx



**11 Florence Rd SURREY HILLS 3127 (REI)**

Agent Comments

4 1 2

**Price:** \$2,100,000

**Method:** Auction Sale

**Date:** 12/02/2022

**Property Type:** House (Res)

**Land Size:** 759 sqm approx



**6 Kinsale Cr BALWYN 3103 (REI/VG)**

Agent Comments

4 1 1

**Price:** \$2,050,000

**Method:** Auction Sale

**Date:** 06/11/2021

**Property Type:** House (Res)

**Land Size:** 892 sqm approx

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