

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

2/4 Felix Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,420,000

&

\$1,520,000

Median sale price

Median price \$1,500,000

Property Type Townhouse

Suburb Surrey Hills

Period - From 23/05/2022

to

22/05/2023

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	5/8 Pennant La SURREY HILLS 3127	\$1,516,000	25/02/2023
2	3/3 Middlesex Rd SURREY HILLS 3127	\$1,502,000	20/05/2023
3	2/15 Charles St SURREY HILLS 3127	\$1,481,000	23/12/2022

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:

23/05/2023 10:46



 3  3  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,455,000 - \$1,600,000
Median Townhouse Price
23/05/2022 - 22/05/2023: \$1,500,000

Comparable Properties



5/8 Pennant La SURREY HILLS 3127 (REI)

Agent Comments

 3  2  2

Price: \$1,516,000
Method: Auction Sale
Date: 25/02/2023
Property Type: Townhouse (Res)



3/3 Middlesex Rd SURREY HILLS 3127 (REI)

Agent Comments

 4  2  -

Price: \$1,502,000
Method: Auction Sale
Date: 20/05/2023
Property Type: Townhouse (Single)



2/15 Charles St SURREY HILLS 3127 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,481,000
Method: Private Sale
Date: 23/12/2022
Property Type: Townhouse (Single)