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

22 Russell Street, Surrey Hills Vic 3127

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betweer	\$1,900,000		&		\$2,050,000			
Median sale p	rice							
Median price	\$2,400,000	Pro	operty Type	Hous	se		Suburb	Surrey Hills
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	30a Pine St SURREY HILLS 3127	\$1,960,000	22/11/2023
2	1/31 Bentley St SURREY HILLS 3127	\$1,950,000	03/10/2023
3	66 Durham Rd SURREY HILLS 3127	\$1,925,000	21/10/2023

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.

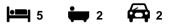
This Statement of Information was prepared on:

27/11/2023 13:57



RT Edgar





Property Type: House Land Size: 585 sqm approx Agent Comments Indicative Selling Price \$1,900,000 - \$2,050,000 Median House Price September quarter 2023: \$2,400,000

Comparable Properties



30a Pine St SURREY HILLS 3127 (REI)



Price: \$1,960,000 Method: Private Sale Date: 22/11/2023 Property Type: Townhouse (Single) Land Size: 443 sqm approx

Agent Comments

Agent Comments



1/31 Bentley St SURREY HILLS 3127 (REI)



Price: \$1,950,000 Method: Private Sale Date: 03/10/2023 Property Type: House Land Size: 328 sqm approx

66 Durham Rd SURREY HILLS 3127 (REI)



Agent Comments



Price: \$1,925,000 Method: Auction Sale Date: 21/10/2023 Property Type: House

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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