

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 consumer.vic.gov.au/underquoting

Range between \$1,900,000

&

\$2,050,000

Median sale price

Median price \$2,400,000

Property Type House

Suburb Surrey Hills

Period - From 01/07/2023

to

30/09/2023

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	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



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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)

Agent Comments

4
 3
 2

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



1/31 Bentley St SURREY HILLS 3127 (REI)

Agent Comments

4
 3
 2

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

4
 2
 3

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