

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 Erasmus Street, Surrey Hills, VIC 3127

Indicative selling price

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

Single price

or range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$2,310,000

Property type

House

Suburb

Surrey Hills

Period - From

16/04/2024

to

15/10/2024

Source

pdol

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	428 Mont Albert Rd, Box Hill Vic	\$1,550,888	30/08/2024
2	280 Elgar Rd, BOX HILL SOUTH Vic	\$1,430,000	18/05/2024
3	8 Drewett St, Surrey Hills Vic	\$1,400,000	18/05/2024

This Statement of Information was prepared on:

16/10/2024