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

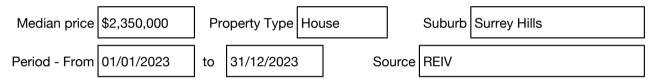
23 Drewett Street, Surrey Hills Vic 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$2,250,000

Median sale price



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	66 Shepherd St SURREY HILLS 3127	\$2,500,000	26/08/2023
2	48 Windsor Cr SURREY HILLS 3127	\$2,420,000	13/12/2023
3	12 Willcyrus St SURREY HILLS 3127	\$2,310,000	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:

05/02/2024 15:23



Tim Heavyside 94703390 0403020404 tim@heavyside.co

Indicative Selling Price

\$2,250,000 Median House Price Year ending December 2023: \$2,350,000





Property Type: House (Res) Land Size: 664 sqm approx Agent Comments

Comparable Properties



66 Shepherd St SURREY HILLS 3127 (REI/VG) Agent Comments



Price: \$2,500.000 Method: Auction Sale Date: 26/08/2023 Property Type: House (Res) Land Size: 623 sqm approx



48 Windsor Cr SURREY HILLS 3127 (REI)

Agent Comments



Price: \$2,420,000 Method: Private Sale Date: 13/12/2023 Property Type: House Land Size: 691 sqm approx



12 Willcyrus St SURREY HILLS 3127 (REI)



Agent Comments



Account - Heavyside



propertydata

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