

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

63 Russell Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$2,040,000

Property Type House

Suburb Surrey Hills

Period - From 01/04/2022

to 30/06/2022

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	67 Russell St, Surrey Hills, Vic 3127, Australia	\$1,710,000	14/05/2022
2	18 Valonia Av SURREY HILLS 3127	\$1,891,000	30/07/2022
3	233 Mont Albert Rd SURREY HILLS 3127	\$1,800,000	30/07/2022

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:

20/09/2022 13:52

63 Russell Street, Surrey Hills Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co



4 bedrooms, 0 bathrooms, 0 cars

Property Type: Land (Res)
Land Size: 592 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,750,000
Median House Price
June quarter 2022: \$2,040,000

Comparable Properties

67 Russell St, Surrey Hills, Vic 3127, Australia (REI)

Agent Comments

4 bedrooms, 1 bathroom, 4 cars

586 sqm approx.

Price: \$1,710,000
Method:
Date: 14/05/2022
Property Type: House



18 Valonia Av SURREY HILLS 3127 (REI)

Agent Comments

4 bedrooms, 2 bathrooms, 1 car

Price: \$1,891,000
Method: Auction Sale
Date: 30/07/2022
Property Type: House (Res)
Land Size: 593 sqm approx



233 Mont Albert Rd SURREY HILLS 3127 (REI)

Agent Comments

3 bedrooms, 2 bathrooms, 2 cars

Price: \$1,800,000
Method: Auction Sale
Date: 30/07/2022
Property Type: House (Res)
Land Size: 727 sqm approx

Account - Heavyside



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