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

13 Thornton Avenue, Surrey Hills Vic 3127

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$2,450,000		&		\$2,695,000			
Median sale p	rice							
Median price	\$2,350,000	Pro	operty Type	Hou	se		Suburb	Surrey Hills
Period - From	01/10/2022	to	31/12/2022		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	25 Albert Cr SURREY HILLS 3127	\$2,800,000	12/12/2022
2	47 Suffolk Rd SURREY HILLS 3127	\$2,540,000	17/12/2022
3	15 Albert St SURREY HILLS 3127	\$2,450,000	26/11/2022

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:

21/02/2023 11:36



13 Thornton Avenue, Surrey Hills Vic 3127

RT Edgar





Property Type: House (Res) Land Size: 686 sqm approx Agent Comments

Annabelle Feng 8888 2000 0409 384 144 afeng@rtedgar.com.au

Indicative Selling Price \$2,450,000 - \$2,695,000 Median House Price December quarter 2022: \$2,350,000

Comparable Properties



25 Albert Cr SURREY HILLS 3127 (REI) **D** 2



Price: \$2,800,000 Method: Private Sale Date: 12/12/2022 Property Type: House Land Size: 1162 sqm approx Agent Comments

47 Suffolk Rd SURREY HILLS 3127 (REI) **6** 4 3 2

Agent Comments



Price: \$2,540,000 Method: Private Sale Date: 17/12/2022 Property Type: House Land Size: 817 sqm approx

15 Albert St SURREY HILLS 3127 (REI)

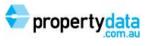


Agent Comments

Price: \$2,450,000 Method: Auction Sale Date: 26/11/2022 Property Type: House (Res) Land Size: 655 sqm approx

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





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