

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

6 Payne Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$4,100,000

&

\$4,500,000

Median sale price

Median price \$2,260,000

Property Type House

Suburb Surrey Hills

Period - From 01/07/2022

to

30/06/2023

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		
2		
3		

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:

14/08/2023 10:34

6 Payne Street, Surrey Hills Vic 3127

shelter.
Real Estate

Tamsin Curcio
03 9889 3990
0433 834 221

tamsin@shelterrealestate.com.au

Indicative Selling Price
\$4,100,000 - \$4,500,000

Median House Price
Year ending June 2023: \$2,260,000



5 3 2

Rooms: 9
Property Type: House
Land Size: 975 sqm approx

Agent Comments

Delivering a luxurious collaboration of custom crafted elements alongside a spectacular design, the vision to create a contemporary and iconic barn inspired residence where the concept of Red Hill in Surrey Hills is sublimely achieved.

Comparable Properties

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.

Account - Shelter Real Estate | P: 03 9889 3990



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