

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

19 Wells Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,500,000

&

\$2,750,000

Median sale price

Median price \$1,938,750

Property Type House

Suburb Surrey Hills

Period - From 01/10/2019

to 31/12/2019

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	3 Queen St SURREY HILLS 3127	\$2,720,000	30/11/2019
2	23 Weybridge St SURREY HILLS 3127	\$2,550,000	18/09/2019
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:

29/01/2020 14:43



 5  3  2

Rooms: 8

Property Type: House (Res)

Land Size: 780 sqm approx

Agent Comments

Breath taking period charm with modernized internal, Green lush front, side and backyard. Walk to tram, train and Balwyn Village and Surrey Hills village and schools.

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

December quarter 2019: \$1,938,750

Comparable Properties



3 Queen St SURREY HILLS 3127 (REI)

 5  4  2

Price: \$2,720,000

Method: Auction Sale

Date: 30/11/2019

Property Type: House (Res)

Agent Comments

625 sqm of land



23 Weybridge St SURREY HILLS 3127 (REI/VG) **Agent Comments**

 4  2  2

Price: \$2,550,000

Method: Sold Before Auction

Date: 18/09/2019

Property Type: House (Res)

Land Size: 725 sqm approx

same street and a bit smaller in land size and internal size.

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.