

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

22 Banool Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

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	14 James St SURREY HILLS 3127	\$2,162,500	09/09/2023
2	21 Surrey Av SURREY HILLS 3127	\$2,010,000	11/07/2023
3	77 Durham Rd SURREY HILLS 3127	\$1,905,000	02/09/2023

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:

25/09/2023 13:50

22 Banool Road, Surrey Hills Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co



 4  2  2

Property Type: House
Land Size: 597 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
Year ending June 2023: \$2,260,000

Comparable Properties

14 James St SURREY HILLS 3127 (REI)

Agent Comments

 3  1  2

Price: \$2,162,500
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 623 sqm approx



21 Surrey Av SURREY HILLS 3127 (REI/VG)

Agent Comments

 4  1  2

Price: \$2,010,000
Method: Private Sale
Date: 11/07/2023
Property Type: House
Land Size: 578 sqm approx



77 Durham Rd SURREY HILLS 3127 (REI)

Agent Comments

 4  3  1

Price: \$1,905,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 500 sqm approx

Account - Heavyside



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