

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

1/16 WHARTON STREET SURREY HILLS VIC 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,345,000

Property type

House

Suburb

Surrey Hills

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

3/3 UNION ROAD SURREY HILLS VIC 3127	\$1,080,000	07-Nov-23
1/284 MONT ALBERT ROAD SURREY HILLS VIC 3127	\$1,000,000	21-Dec-23
2/7 GEORGE STREET MONT ALBERT VIC 3127	\$1,150,000	02-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 30 January 2024



3/3 UNION ROAD SURREY HILLS VIC 3127

3 1 -

Sold Price ^{RS} **\$1,080,000** Sold Date **07-Nov-23**

Distance **2.24km**



1/284 MONT ALBERT ROAD SURREY HILLS VIC 3127

3 - -

Sold Price **\$1,000,000** Sold Date **21-Dec-23**

Distance **0.66km**



2/7 GEORGE STREET MONT ALBERT VIC 3127

3 2 1

Sold Price **\$1,150,000** Sold Date **02-Sep-23**

Distance **1.79km**

RS = Recent sale

UN = Undisclosed Sale

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