

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

1/23 Ross Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$740,000 & \$780,000

Median sale price

Median price \$815,000 Property Type Unit Suburb Surrey Hills

Period - From 29/08/2022 to 28/08/2023 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	1/14 Essex Rd SURREY HILLS 3127	\$810,000	01/05/2023
2	4/14 Essex Rd SURREY HILLS 3127	\$790,000	10/05/2023
3	4/4 Raynes St BALWYN 3103	\$730,000	01/04/2023

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:

29/08/2023 14:33



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$740,000 - \$780,000

Median Unit Price

29/08/2022 - 28/08/2023: \$815,000

Comparable Properties



1/14 Essex Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

2 1 1

Price: \$810,000

Method: Private Sale

Date: 01/05/2023

Property Type: Unit



4/14 Essex Rd SURREY HILLS 3127 (VG)

Agent Comments

2 - -

Price: \$790,000

Method: Sale

Date: 10/05/2023

Property Type: Flat/Unit/Apartment (Res)



4/4 Raynes St BALWYN 3103 (REI/VG)

Agent Comments

2 1 1

Price: \$730,000

Method: Auction Sale

Date: 01/04/2023

Property Type: Unit

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408