

# 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

1-3/6 Scheele Street, Surrey Hills Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,100,000

&

\$2,300,000

### 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:

12/10/2023 16:35

1-3/6 Scheele Street, Surrey Hills Vic 3127

shelter.  
*Real Estate*

Cameron Edgoose

03 9889 3990

0438 064 212

cameron@shelterrealestate.com.au

**Indicative Selling Price**

\$2,100,000 - \$2,300,000

**Median House Price**

Year ending June 2023: \$2,260,000



 6  3  3

**Property Type:** Block of Units

**Land Size:** 859 sqm approx

**Agent Comments**

In a premium address tucked between Balwyn Village and Box Hill shopping, these three townhouses present a range of exciting possibilities on an outstanding 859sqm approx. parcel.

## 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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