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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,100,000		&		\$2,300,000			
Median sale p	rice							
Median price	\$2,260,000	Pro	operty Type	Hou	se		Suburb	Surrey Hills
Period - From	01/07/2022	to	30/06/2023		So	urce	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 sixmonths 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

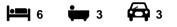


1-3/6 Scheele Street, Surrey Hills Vic 3127



Cameron Edgoose 03 9889 3990 0438 064 212 cameron@shelterrealestate.com.au





Property Type: Block of Units Land Size: 859 sqm approx Indicative Selling Price \$2,100,000 - \$2,300,000 Median House Price Year ending June 2023: \$2,260,000

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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