

# 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

14a Bona Vista Avenue, 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 \$1,700,000 & \$1,870,000

### Median sale price

Median price \$2,405,000 Property Type House Suburb Surrey Hills

Period - From 01/10/2023 to 31/12/2023 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	5/71 Through Rd CAMBERWELL 3124	\$1,870,000	25/11/2023
2	2/107 Wattle Valley Rd CAMBERWELL 3124	\$1,751,000	02/12/2023
3	1/47 Cornell St CAMBERWELL 3124	\$1,660,000	23/03/2024

**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:

08/04/2024 12:07



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**Property Type:** House/Townhouse

**Land Size:** 422 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,700,000 - \$1,870,000

**Median House Price**

December quarter 2023: \$2,405,000

## Comparable Properties



**5/71 Through Rd CAMBERWELL 3124 (REI/VG)** **Agent Comments**

3 2 2

**Price:** \$1,870,000

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** Townhouse (Res)



**2/107 Wattle Valley Rd CAMBERWELL 3124** **Agent Comments**  
(REI)

3 2 2

**Price:** \$1,751,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** Townhouse (Res)



**1/47 Cornell St CAMBERWELL 3124 (REI)** **Agent Comments**

3 2 2

**Price:** \$1,660,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)

**Account - Marshall White** | P: 03 9822 9999