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

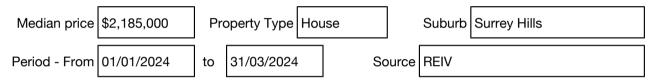
15-17 Royal Lane, Surrey Hills Vic 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquotin	g	
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Single price \$2,400,000

Median sale price



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.

Ado	dress of comparable property	Price	Date of sale
1	8 Wiringa Av CAMBERWELL 3124	\$2,508,000	02/03/2024
2	164 Highfield Rd CAMBERWELL 3124	\$2,300,000	11/05/2024
3	14 Beech St SURREY HILLS 3127	\$2,200,000	16/03/2024

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:

25/06/2024 09:32







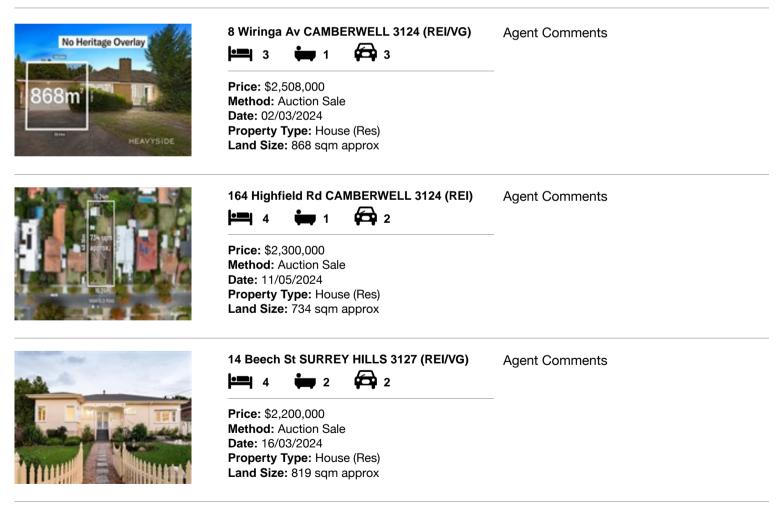


Property Type: Vacant lands **Land Size:** 440sqm and 407sqm sqm approx Indicative Selling Price \$2,400,000 Median House Price March quarter 2024: \$2,185,000

Agent Comments

Great location for either 2 new home sites or one home site, buy as a whole block or buy separately

Comparable Properties



Account - Jellis Craig | P: 98305966



propertydata

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