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

18 The Avenue Avenue, Surrey Hills Vic 3127

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$2,400,000		&		\$2,600,000			
Median sale p	rice							
Median price	\$2,405,000	Pro	operty Type	Hou	se		Suburb	Surrey Hills
Period - From	01/10/2023	to	31/12/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	3 Marne St SURREY HILLS 3127	\$2,616,000	11/11/2023
2	49 Durham Rd SURREY HILLS 3127	\$2,601,000	10/02/2024
3	2 Suffolk Rd SURREY HILLS 3127	\$2,505,000	14/02/2024

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:

28/02/2024 14:41



18 The Avenue Avenue, Surrey Hills Vic 3127



Yili Ma





Rooms: 8 Property Type: House Land Size: 700 sqm approx Agent Comments

03 98181888 0412938115 vili.ma@belleproperty.com

Indicative Selling Price \$2,400,000 - \$2,600,000 Median House Price December quarter 2023: \$2,405,000

Comparable Properties



3 Marne St SURREY HILLS 3127 (REI/VG)



Price: \$2,616,000 Method: Auction Sale Date: 11/11/2023 Property Type: House (Res) Land Size: 696 sqm approx

49 Durham Rd SURREY HILLS 3127 (REI)

2

6 2

Agent Comments

Agent Comments



Price: \$2,601,000 Method: Auction Sale Date: 10/02/2024 Property Type: House (Res)

4

2 Suffolk Rd SURREY HILLS 3127 (REI)



Agent Comments

Price: \$2,505,000 Method: Sold Before Auction Date: 14/02/2024 Property Type: House (Res) Land Size: 699 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888





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