

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 4 Graham Street, Surrey Hills Vic 3127
address will be 1A South Court SURREY HILLS VIC 3127 once subdivision has gone through

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,950,000 & \$2,145,000

Median sale price

Median price \$2,400,000 Property Type House Suburb Surrey Hills

Period - From 01/07/2023 to 30/09/2023 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	2/33 Kireep Rd BALWYN 3103	\$2,030,000	21/10/2023
2	31 Morey St CAMBERWELL 3124	\$2,020,000	23/09/2023
3	2/8 French St CAMBERWELL 3124	\$1,968,000	22/08/2023

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: 02/11/2023 16:47



Property Type: House (Res)

Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price

\$1,890,000 - \$2,079,000

Median House Price

September quarter 2023: \$2,400,000

Comparable Properties



2/33 Kireep Rd BALWYN 3103 (REI)

Agent Comments



Price: \$2,030,000

Method: Private Sale

Date: 21/10/2023

Property Type: Townhouse (Res)



31 Morey St CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,020,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)



2/8 French St CAMBERWELL 3124 (REI)

Agent Comments



Price: \$1,968,000

Method: Sold Before Auction

Date: 22/08/2023

Property Type: Townhouse (Res)

Land Size: 251 sqm approx

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