## 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 4 Graham Street, Surrey Hills Vic 3127 Including suburb and postcode 4 Graham Street, Surrey Hills Vic 3127 once subdivision has gone through

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au	/underquot	ting		
Range betwee	\$1,950,000		&		\$2,145,000			
Median sale p	rice							
Median price	\$2,400,000	Pro	Property Type Hous		se		Suburb	Surrey Hills
Period - From	01/07/2023	to	30/09/2023		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.

Add	dress 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)



Price: \$2,030,000 Method: Private Sale Date: 21/10/2023 Property Type: Townhouse (Res) Agent Comments



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)

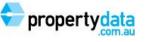


Agent Comments

Price: \$1,968,000 Method: Sold Before Auction Date: 22/08/2023 Property Type: Townhouse (Res) Land Size: 251 sqm approx

#### Account - Ray White Blackburn | P: 03 9878 4411 | F: 03 9878 5100





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