

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

2/22 Beech Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$975,000 Property Type Unit 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	4/10 Shepherd St SURREY HILLS 3127	\$1,310,000	28/10/2023
2	2/4-6 Neville St BOX HILL SOUTH 3128	\$1,266,000	23/09/2023
3			

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:

27/02/2024 10:41

2/22 Beech Street, Surrey Hills Vic 3127

**Jellis
Craig**

Ross Stryker
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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median Unit Price

December quarter 2023: \$975,000

 3  2  2

Rooms: 6

Property Type: Townhouse (Res)

Agent Comments



Comparable Properties



4/10 Shepherd St SURREY HILLS 3127
(REI/VG)

Agent Comments

 3  2  1

Price: \$1,310,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Townhouse (Res)



2/4-6 Neville St BOX HILL SOUTH 3128 (REI)

Agent Comments

 3  2  2

Price: \$1,266,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Townhouse (Res)

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.

Account - Jellis Craig | P: 98305966



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