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

2/34 Graham Street, Surrey Hills Vic 3127

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au/ | <i>underquot</i> | ing | | |
|-----------------|-------------------|------|--------------|--------|------------------|------|--------|--------------|
| Range betwee | \$780,000 | | & | | \$850,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$953,000 | Pro | operty Type | Unit | | | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|-----------------------------------|-----------|--------------|
| 1 | 3/9 Louise Av MONT ALBERT 3127 | \$870,000 | 11/11/2023 |
| 2 | 4/10 Norfolk Rd SURREY HILLS 3127 | \$845,000 | 11/11/2023 |
| 3 | 4/85 Windsor Cr MONT ALBERT 3127 | \$835,000 | 28/10/2023 |

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:

23/11/2023 10:21



2/34 Graham Street, Surrey Hills Vic 3127







Property Type: Unit Agent Comments

Ross Stryker 9810 5000 0401 318 772 rossstryker@jelliscraig.com.au

Indicative Selling Price \$780,000 - \$850,000 Median Unit Price September quarter 2023: \$953,000

Comparable Properties



3/9 Louise Av MONT ALBERT 3127 (REI)

4/10 Norfolk Rd SURREY HILLS 3127 (REI)

1



Price: \$870,000 Method: Auction Sale Date: 11/11/2023 Property Type: Unit

2

Agent Comments

Agent Comments



Price: \$845,000 Method: Auction Sale Date: 11/11/2023 Property Type: Unit

4/85 Windsor Cr MONT ALBERT 3127 (REI)



Agent Comments



Price: \$835,000 Method: Auction Sale Date: 28/10/2023 Property Type: Unit

Account - Jellis Craig | P: 98305966



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.