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 Graham Street, Surrey Hills Vic 3127

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|--------------|
| Range betwee | \$1,275,000 | | & | | \$1,375,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$2,350,000 | Pro | operty Type | Hou | ISE | | Suburb | Surrey Hills |
| Period - From | 01/01/2023 | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|------------------------------------|-------------|--------------|
| 1 | 9 Boronia St SURREY HILLS 3127 | \$1,400,000 | 02/03/2024 |
| 2 | 3/138 Warrigal Rd CAMBERWELL 3124 | \$1,380,000 | 24/11/2023 |
| 3 | 4/10 Shepherd St SURREY HILLS 3127 | \$1,310,000 | 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:

12/04/2024 12:59



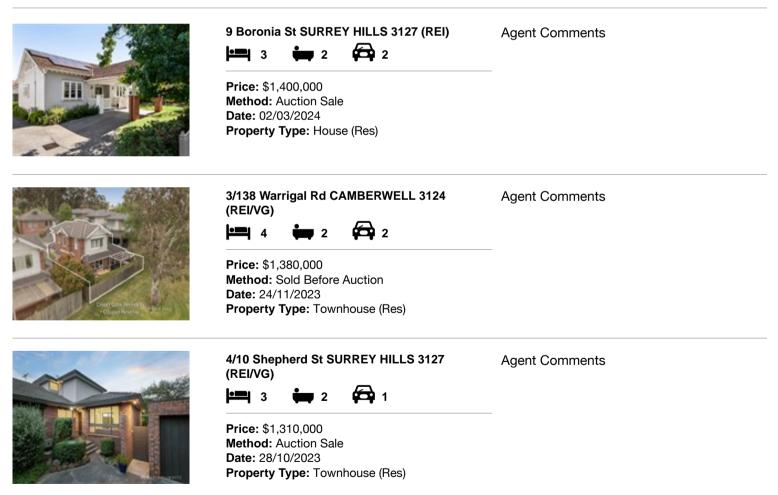
2 Graham Street, Surrey Hills Vic 3127





Property Type: House (Previously Occupied - Detached) Agent Comments Indicative Selling Price \$1,275,000 - \$1,375,000 Median House Price Year ending December 2023: \$2,350,000

Comparable Properties



Account - Marshall White | P: 03 9822 9999



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