

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 Russell Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$2,290,000 Property Type House Suburb Surrey Hills

Period - From 16/08/2022 to 15/08/2023 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	41 Kennealy St SURREY HILLS 3127	\$3,360,000	18/03/2023
2	8 Junction Rd SURREY HILLS 3127	\$3,335,000	27/05/2023
3	64 Rochester Rd BALWYN 3103	\$3,120,000	01/04/2023

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: 16/08/2023 16:30



Property Type: House (Res)

Land Size: 902 sqm approx

Agent Comments

Comparable Properties



41 Kennealy St SURREY HILLS 3127 (REI/VG) Agent Comments



Price: \$3,360,000

Method: Auction Sale

Date: 18/03/2023

Property Type: House

Land Size: 970 sqm approx



8 Junction Rd SURREY HILLS 3127 (REI/VG) Agent Comments



Price: \$3,335,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 606 sqm approx



64 Rochester Rd BALWYN 3103 (REI/VG) Agent Comments



Price: \$3,120,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 561 sqm approx