### 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	21 Bristol Street, Surrey Hills Vic 3127
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$2,700,000	&	\$2,900,000

#### Median sale price

Median price	\$2,405,000	Pro	perty Type	House		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

Add	dress of comparable property	Price	Date of sale
1	108 Middlesex Rd SURREY HILLS 3127	\$2,905,000	21/10/2023
2	14 Albert St SURREY HILLS 3127	\$2,865,000	14/12/2023
3	22 James St SURREY HILLS 3127	\$2,730,000	01/12/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/01/2024 13:44





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**Indicative Selling Price** \$2,700,000 - \$2,900,000 **Median House Price** December quarter 2023: \$2,405,000





Property Type: House Land Size: 771 sqm approx **Agent Comments** 

# Comparable Properties



108 Middlesex Rd SURREY HILLS 3127

(REI/VG)

Price: \$2,905,000

Method: Auction Sale Date: 21/10/2023 Property Type: House (Res)

Land Size: 831 sqm approx

**Agent Comments** 



14 Albert St SURREY HILLS 3127 (REI)





Price: \$2,865,000 Method: Private Sale Date: 14/12/2023 Property Type: House **Agent Comments** 



22 James St SURREY HILLS 3127 (REI)





Price: \$2,730,000

Method: Sold Before Auction

Date: 01/12/2023

Property Type: House (Res) Land Size: 620 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511





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