#### 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	24 Redvers 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	\$2,600,000	&	\$2,860,000

#### Median sale price

Median price	\$2,320,000	Pro	perty Type	House		Suburb	Surrey Hills
Period - From	01/10/2022	to	30/09/2023		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	75 Empress Rd SURREY HILLS 3127	\$2,620,000	19/09/2023
2	3 Marne St SURREY HILLS 3127	\$2,616,000	11/11/2023
3	16 Norris St SURREY HILLS 3127	\$2,590,000	28/10/2023

#### 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:	21/11/2023 11:10
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Rooms: 6

Property Type: House Land Size: 605 sqm approx

**Agent Comments** 

Rebecca Scanlon 03 8539 9020 0431 011 811 rebeccascanlon@jelliscraig.com.au

> **Indicative Selling Price** \$2,600,000 - \$2,860,000 **Median House Price**

Year ending September 2023: \$2,320,000

## Comparable Properties



75 Empress Rd SURREY HILLS 3127 (REI)





Price: \$2,620,000

Method: Sold Before Auction

Date: 19/09/2023

Property Type: House (Res)

**Agent Comments** 



3 Marne St SURREY HILLS 3127 (REI)





Price: \$2,616,000 Method: Auction Sale Date: 11/11/2023

Property Type: House (Res) Land Size: 696 sqm approx

Agent Comments



16 Norris St SURREY HILLS 3127 (REI)





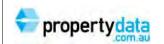
Price: \$2,590,000 Method: Auction Sale Date: 28/10/2023

Property Type: House (Res)

Agent Comments

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





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