

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

24B Chestnut Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$2,350,000 Property Type House Suburb Surrey Hills

Period - From 01/01/2023 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.

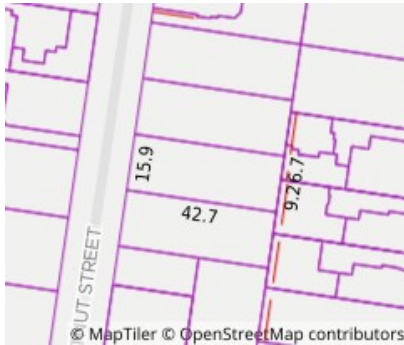
	Address of comparable property	Price	Date of sale
1	18 Eley Rd BURWOOD 3125	\$1,405,000	10/02/2024
2	9 Boronia St SURREY HILLS 3127	\$1,400,000	02/03/2024
3	9 Frank St BOX HILL SOUTH 3128	\$1,400,000	24/02/2024

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:

21/03/2024 11:39



3 1 1

Property Type: House
Land Size: 676 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
Year ending December 2023: \$2,350,000

Comparable Properties



18 Eley Rd BURWOOD 3125 (REI)

Agent Comments

3 1 4

Price: \$1,405,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)



9 Boronia St SURREY HILLS 3127 (REI)

Agent Comments

3 2 2

Price: \$1,400,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)



9 Frank St BOX HILL SOUTH 3128 (REI)

Agent Comments

3 1 3

Price: \$1,400,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 696 sqm approx

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