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 betwee	n \$1,400,000		&		\$1,500,000				
Median sale price									
Median price	\$2,350,000	Pro	Property 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.

Add	dress 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:

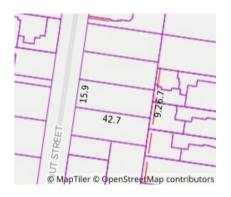
21/03/2024 11:39



24B Chestnut Street, Surrey Hills Vic 3127



Annie Shih 0421 943 079 annieshih@jelliscraig.com.au





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) 3 1 4 Price: \$1,405,000 Method: Auction Sale Date: 10/02/2024 Property Type: House (Res)	Agent Comments
9 Boronia St SURREY HILLS 3127 (REI) 3 2 2 2 Price: \$1,400,000 Method: Auction Sale Date: 02/03/2024 Property Type: House (Res)	Agent Comments
9 Frank St BOX HILL SOUTH 3128 (REI) 3 1 3 5 6 7 7 7 7 7 7 7 7 7 7 7 7 7	Agent Comments

Account - Jellis Craig | P: (03) 9908 5700



propertydata

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