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	2A Bona Vista Avenue, 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 \$1,900,000	&	\$2,090,000
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Median sale price

Median price	\$2,310,000	Pro	perty Type	House		Suburb	Surrey Hills
Period - From	30/09/2022	to	29/09/2023		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

Address of comparable property		Price	Date of sale
1	70 Sir Garnet Rd SURREY HILLS 3127	\$2,117,000	19/08/2023
2	1a Inglisby Rd MONT ALBERT 3127	\$2,080,000	16/09/2023
3	12a Bona Vista Av SURREY HILLS 3127	\$1,908,500	23/09/2023

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:	30/09/2023 09:23









Property Type: house

Indicative Selling Price \$1,900,000 - \$2,090,000 **Median House Price** 30/09/2022 - 29/09/2023: \$2,310,000

Comparable Properties

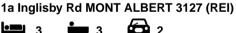


70 Sir Garnet Rd SURREY HILLS 3127 (REI)

Price: \$2,117,000 Method: Auction Sale

Date: 19/08/2023 Property Type: House (Res) Land Size: 356 sqm approx





Price: \$2,080,000 Method: Auction Sale Date: 16/09/2023

Property Type: House (Res) Land Size: 337 sqm approx

Agent Comments

Agent Comments

Agent Comments



12a Bona Vista Av SURREY HILLS 3127 (REI)

Price: \$1,908,500 Method: Auction Sale Date: 23/09/2023

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 98305966



