

# 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

2A Bona Vista Avenue, Surrey Hills Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,900,000 & \$2,090,000

### Median sale price

Median price \$2,310,000 Property 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	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 comparable properties 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



4   
 4   
 2

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)

Agent Comments

3   
 1   
 1

**Price:** \$2,117,000  
**Method:** Auction Sale  
**Date:** 19/08/2023  
**Property Type:** House (Res)  
**Land Size:** 356 sqm approx



1a Inglisby Rd MONT ALBERT 3127 (REI)

Agent Comments

3   
 3   
 2

**Price:** \$2,080,000  
**Method:** Auction Sale  
**Date:** 16/09/2023  
**Property Type:** House (Res)  
**Land Size:** 337 sqm approx



12a Bona Vista Av SURREY HILLS 3127 (REI)

Agent Comments

3   
 2   
 2

**Price:** \$1,908,500  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** Townhouse (Res)

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