

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 Payne Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,340,000 Property Type House Suburb Surrey Hills

Period - From 20/03/2023 to 19/03/2024 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	2/60 Durham Rd SURREY HILLS 3127	\$2,351,000	24/02/2024
2	1/19 Albert St SURREY HILLS 3127	\$1,975,000	13/12/2023
3	2/5 Payne St SURREY HILLS 3127	\$1,900,000	16/03/2024

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:

20/03/2024 09:02



5 3 2

Rooms: 9
Land Size: 522 sqm approx
Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

20/03/2023 - 19/03/2024: \$2,340,000

Comparable Properties



2/60 Durham Rd SURREY HILLS 3127 (REI)

Agent Comments

3 2 2

Price: \$2,351,000
Method: Auction Sale
Date: 24/02/2024
Property Type: Townhouse (Res)



1/19 Albert St SURREY HILLS 3127 (REI)

Agent Comments

4 2 2

Price: \$1,975,000
Method: Sold Before Auction
Date: 13/12/2023
Property Type: Unit



2/5 Payne St SURREY HILLS 3127 (REI)

Agent Comments

3 2 2

Price: \$1,900,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Townhouse (Res)
Land Size: 389 sqm approx