

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

3/31 Boisdale Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,750,000 & \$1,900,000

Median sale price

Median price \$2,400,000 Property Type House Suburb Surrey Hills

Period - From 01/07/2023 to 30/09/2023 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	1/31 Bentley St SURREY HILLS 3127	\$1,950,000	03/10/2023
2	2/11 Cornell St CAMBERWELL 3124	\$1,820,000	17/08/2023
3			

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:

22/11/2023 15:22

3/31 Boisdale Street, Surrey Hills Vic 3127



 4  3 

Property Type:
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,900,000
Median House Price
September quarter 2023: \$2,400,000

Comparable Properties



1/31 Bentley St SURREY HILLS 3127 (REI) [Agent Comments](#)

 4  3  2

Price: \$1,950,000
Method: Private Sale
Date: 03/10/2023
Property Type: House
Land Size: 328 sqm approx



2/11 Cornell St CAMBERWELL 3124 (REI/VG) [Agent Comments](#)

 3  2  2

Price: \$1,820,000
Method: Sold Before Auction
Date: 17/08/2023
Property Type: Unit
Land Size: 335 sqm approx

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.

Account - Heavyside



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