

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

4 DREWETT STREET SURREY HILLS VIC 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,400,000

Property type

House

Suburb

Surrey Hills

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

8 DREWETT STREET SURREY HILLS VIC 3127	\$1,400,000	18-May-24
2A EDYVEAN STREET SURREY HILLS VIC 3127	\$1,410,000	16-Mar-24
25A ELM STREET SURREY HILLS VIC 3127	\$1,455,000	07-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 12 June 2024



8 DREWETT STREET SURREY HILLS VIC 3127

3 1 1

Sold Price ^{RS} **\$1,400,000** Sold Date **18-May-24**

Distance **0.03km**



2A EDYVEAN STREET SURREY HILLS VIC 3127

3 2 2

Sold Price ^{RS} **\$1,410,000** Sold Date **16-Mar-24**

Distance **0.15km**



25A ELM STREET SURREY HILLS VIC 3127

3 2 2

Sold Price **\$1,455,000** Sold Date **07-Mar-24**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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