

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

6 Chestnut Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,460,000

Property Type

Townhouse

Suburb

Surrey Hills

Period - From

02/02/2023

to

01/02/2024

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	1/1a Pembroke St SURREY HILLS 3127	\$1,550,000	31/08/2023
2	4a Morey St CAMBERWELL 3124	\$1,314,000	25/11/2023
3	1/16 Stanhope St MONT ALBERT 3127	\$1,206,000	10/08/2023

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:

02/02/2024 13:59



2 2 2

Property Type: House
Land Size: 366 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median Townhouse Price
02/02/2023 - 01/02/2024: \$1,460,000

Comparable Properties



1/1a Pembroke St SURREY HILLS 3127
(REI/VG)

Agent Comments

2 1 2

Price: \$1,550,000
Method: Sold Before Auction
Date: 31/08/2023
Property Type: Unit
Land Size: 438 sqm approx



4a Morey St CAMBERWELL 3124 (REI)

Agent Comments

2 2 1

Price: \$1,314,000
Method: Auction Sale
Date: 25/11/2023
Property Type: Townhouse (Res)



1/16 Stanhope St MONT ALBERT 3127
(REI/VG)

Agent Comments

2 1 1

Price: \$1,206,000
Method: Sold Before Auction
Date: 10/08/2023
Property Type: Unit

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481