## 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

7 Amiens Street, Surrey Hills Vic 3127

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/i	underquot	ing		
Range betwee	\$2,000,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$2,350,000	Pro	operty Type	Hous	se		Suburb	Surrey Hills
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	8 Wells St SURREY HILLS 3127	\$2,250,000	15/06/2024
2	28 Weybridge St SURREY HILLS 3127	\$2,190,000	13/04/2024
3	12 Varzin Av SURREY HILLS 3127	\$2,065,000	27/04/2024

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:

08/07/2024 16:05







**Property Type:** House Land Size: 696 sqm approx Agent Comments Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price Year ending March 2024: \$2,350,000

# **Comparable Properties**



8 Wells St SURREY HILLS 3127 (REI)



Price: \$2,250,000 Method: Auction Sale Date: 15/06/2024 Property Type: House (Res) Land Size: 520 sqm approx Agent Comments



28 Weybridge St SURREY HILLS 3127 (REI/VG) Agent Comments



Price: \$2,190,000 Method: Auction Sale Date: 13/04/2024 Property Type: House (Res) Land Size: 792 sqm approx



12 Varzin Av SURREY HILLS 3127 (REI)



Agent Comments

Price: \$2,065,000 Method: Auction Sale Date: 27/04/2024 Property Type: House (Res) Land Size: 766 sqm approx

#### Account - Marshall White | P: 03 9822 9999





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