

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 consumer.vic.gov.au/underquoting

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

Median sale price

Median price \$2,350,000 Property Type House Suburb Surrey Hills

Period - From 01/04/2023 to 31/03/2024 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	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



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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)

Agent Comments

 3
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Price: \$2,250,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 520 sqm approx



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

 3
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  2

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

 4
  2
  2

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

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