

# 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

8 North Court, Surrey Hills Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,300,000 & \$2,500,000

### Median sale price

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

Period - From 01/07/2023 to 30/06/2024 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	40 Cooloongatta Rd CAMBERWELL 3124	\$2,402,000	14/09/2024
2	7 Marne St SURREY HILLS 3127	\$2,500,000	10/08/2024
3	13 Benson St SURREY HILLS 3127	\$2,340,000	22/06/2024

**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:

26/09/2024 14:13



4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

Year ending June 2024: \$2,350,000

## Comparable Properties



40 Cooloongatta Rd CAMBERWELL 3124 (REI) Agent Comments

3 2 3

Price: \$2,402,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)



7 Marne St SURREY HILLS 3127 (REI) Agent Comments

4 3 2

Price: \$2,500,000

Method: Auction Sale

Date: 10/08/2024

Property Type: House (Res)



13 Benson St SURREY HILLS 3127 (REI) Agent Comments

3 2 2

Price: \$2,340,000

Method: Auction Sale

Date: 22/06/2024

Property Type: House (Res)

Land Size: 670 sqm approx

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