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	8 Wells Street, Surrey Hills Vic 3127
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,750,000	&	\$1,850,000
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Median sale price

Median price	\$2,350,000	Pro	perty 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

Address of comparable property		Price	Date of sale
1	9 Albert Cr SURREY HILLS 3127	\$1,880,000	14/12/2023
2	18 Empress Rd SURREY HILLS 3127	\$1,875,000	02/03/2024
3	18 Kingston Rd SURREY HILLS 3127	\$1,760,000	24/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/04/2024 21:40







Rooms: 5

Property Type: House Land Size: 520 sqm approx

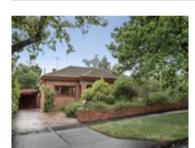
Agent Comments

Isabella Lu isabellalu@jelliscraig.com.au 0420 702 310

Indicative Selling Price \$1,750,000 - \$1,850,000 **Median House Price**

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

Comparable Properties



9 Albert Cr SURREY HILLS 3127 (REI/VG)





Price: \$1,880,000

Method: Sold Before Auction

Date: 14/12/2023

Property Type: House (Res) Land Size: 583 sqm approx

Agent Comments



18 Empress Rd SURREY HILLS 3127 (REI)





Price: \$1,875,000 Method: Auction Sale

Date: 02/03/2024 Property Type: House (Res) Agent Comments



18 Kingston Rd SURREY HILLS 3127 (REI)

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Price: \$1,760,000 Method: Auction Sale Date: 24/02/2024

Property Type: House (Res) Land Size: 678 sqm approx

Agent Comments

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