

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 GRAHAM STREET SURREY HILLS VIC 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,300,000

&

\$2,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,350,000

Property type

House

Suburb

Surrey Hills

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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 6 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

3 MATHILDE ROAD SURREY HILLS VIC 3127	\$2,500,000	05-Sep-22
52 PARK ROAD SURREY HILLS VIC 3127	\$2,350,000	03-Sep-22
31 ROSS STREET SURREY HILLS VIC 3127	\$2,410,000	15-Sep-22

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 6 months.~~

This Statement of Information was prepared on: 13 October 2022



3 MATHILDE ROAD SURREY HILLS VIC 3127 Sold Price ^{RS} **\$2,500,000** ^{UN} Sold Date **05-Sep-22**

 4  2  2

Distance **0.51km**



52 PARK ROAD SURREY HILLS VIC 3127 Sold Price ^{RS} **\$2,350,000** Sold Date **03-Sep-22**

 5  3  2

Distance **0.81km**



31 ROSS STREET SURREY HILLS VIC 3127 Sold Price ^{RS} **\$2,410,000** ^{UN} Sold Date **15-Sep-22**

 4  2  2

Distance **2.02km**

RS = Recent sale UN = Undisclosed Sale

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