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	4/8 Pennant Lane, Surrey Hills Vic 3127

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,320,000 Property Type Townhouse Suburb Surrey Hills

Period - From 16/12/2021 to 15/12/2022 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	2/7 Moritz St BOX HILL SOUTH 3128	$1,350,000	17/08/2022
2	17a Cadorna St BOX HILL SOUTH 3128	$1,357,000	19/11/2022
3	18 Inverloch St BOX HILL SOUTH 3128	$1,395,000	03/12/2022

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: 16/12/2022 11:59

4/8 Pennant Lane, Surrey Hills Vic 3127



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median Townhouse Price
16/12/2021 - 15/12/2022: $1,320,000

Comparable Properties



2/7 Moritz St BOX HILL SOUTH 3128 (REI/VG)

4 3 2

Price: $1,350,000
Method: Sold Before Auction
Date: 17/08/2022
Property Type: Townhouse (Res)
Land Size: 226 sqm approx

Agent Comments



17a Cadorna St BOX HILL SOUTH 3128 (REI)

3 2 2

Price: $1,357,000
Method: Auction Sale
Date: 19/11/2022
Property Type: House (Res)
Land Size: 430 sqm approx

Agent Comments



18 Inverloch St BOX HILL SOUTH 3128 (REI)

4 3 2

Price: $1,395,000
Method: Auction Sale
Date: 03/12/2022
Property Type: House (Res)
Land Size: 294 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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