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	2a Rawlings Street, Surrey Hills Vic 3127

Indicative selling price

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

Single price $2,000,000

Median sale price

Median price $2,428,500 Property Type House Suburb Surrey Hills

Period - From 01/10/2021 to 31/12/2021 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	37 Union Rd SURREY HILLS 3127	$2,050,000	05/03/2022
2	46 Russell St SURREY HILLS 3127	$2,095,000	23/03/2022
3	11 Florence Rd SURREY HILLS 3127	$2,100,000	12/02/2022

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: 08/04/2022 16:43

2a Rawlings Street, Surrey Hills Vic 3127



5 3 2

Property Type: House
Land Size: 625 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000
Median House Price
December quarter 2021: $2,428,500

Comparable Properties



37 Union Rd SURREY HILLS 3127 (REI)

4 2 1

Price: $2,050,000
Method: Private Sale
Date: 05/03/2022
Property Type: House
Land Size: 585 sqm approx

Agent Comments



46 Russell St SURREY HILLS 3127 (REI)

4 2 2

Price: $2,095,000
Method: Sold Before Auction
Date: 23/03/2022
Property Type: House (Res)
Land Size: 591 sqm approx

Agent Comments



11 Florence Rd SURREY HILLS 3127 (REI)

4 1 2

Price: $2,100,000
Method: Auction Sale
Date: 12/02/2022
Property Type: House (Res)
Land Size: 759 sqm approx

Agent Comments

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

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