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	1/37 Barton Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between $720,000 & $790,000

Median sale price

Median price $826,500 Property Type Unit Suburb Surrey Hills

Period - From 01/04/2023 to 30/06/2023 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.

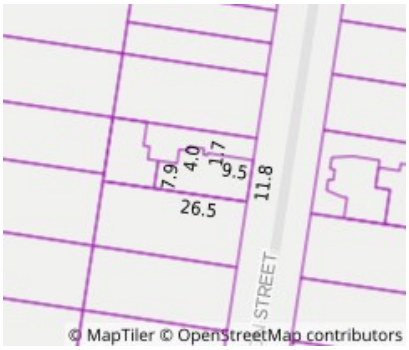
	Address of comparable property	Price	Date of sale
1	3/14 Essex Rd SURREY HILLS 3127	$720,000	02/09/2023
2	4/41 Brougham St BOX HILL 3128	$751,000	01/07/2023
3	4/14 Essex Rd SURREY HILLS 3127	$790,000	10/05/2023

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: 05/09/2023 16:09

1/37 Barton Street, Surrey Hills Vic 3127



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$720,000 - $790,000
Median Unit Price
June quarter 2023: $826,500

Comparable Properties



3/14 Essex Rd SURREY HILLS 3127 (REI)

2 1 1

Price: $720,000
Method: Auction Sale
Date: 02/09/2023
Property Type: Unit

Agent Comments



4/41 Brougham St BOX HILL 3128 (REI/VG)

2 1 1

Price: $751,000
Method: Auction Sale
Date: 01/07/2023
Property Type: Unit

Agent Comments



4/14 Essex Rd SURREY HILLS 3127 (VG)

2 - -

Price: $790,000
Method: Sale
Date: 10/05/2023
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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

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