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<br>Including suburb and postcode | 1 Olyve Court, Surrey Hills Vic 3127 |

## Indicative selling price

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

Range between $1,500,000 & $1,650,000

## Median sale price

Median price $2,205,000 Property Type House Suburb Surrey Hills

Period - From 01/04/2022 to 31/03/2023 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 | 6 Gleeson Av CAMBERWELL 3124 | $1,580,000 | 15/05/2023 |
| 2 | 383 Elgar Rd MONT ALBERT 3127 | $1,560,000 | 26/02/2023 |
| 3 | 10 Balmoral Cr SURREY HILLS 3127 | $1,510,000 | 12/05/2023 |

**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: 13/06/2023 14:08

# 1 Olyve Court, Surrey Hills Vic 3127

Greg Bowring
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3 - 

**Property Type:** House (Previously Occupied - Detached)
**Land Size:** 650 sqm approx

Agent Comments

**Indicative Selling Price**
$1,500,000 - $1,650,000
**Median House Price**
Year ending March 2023: $2,205,000

## Comparable Properties

**6 Gleeson Av CAMBERWELL 3124 (REI)**

4 1 1

**Price:** $1,580,000
**Method:** Sold Before Auction
**Date:** 15/05/2023
**Property Type:** House (Res)
**Land Size:** 597 sqm approx

Agent Comments



**383 Elgar Rd MONT ALBERT 3127 (REI/VG)**

4 2 4

**Price:** $1,560,000
**Method:** Auction Sale
**Date:** 26/02/2023
**Property Type:** House (Res)
**Land Size:** 663 sqm approx

Agent Comments



**10 Balmoral Cr SURREY HILLS 3127 (REI)**

3 1 1

**Price:** $1,510,000
**Method:** Private Sale
**Date:** 12/05/2023
**Property Type:** House

Agent Comments



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