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	11 Warwick Avenue, Surrey Hills Vic 3127

Indicative selling price

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

Range between $1,800,000 & $1,950,000

Median sale price

Median price $2,350,000 Property Type House Suburb Surrey Hills

Period - From 01/01/2023 to 31/12/2023 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	66 Durham Rd SURREY HILLS 3127	$1,925,000	21/10/2023
2	9 Albert Cr SURREY HILLS 3127	$1,880,000	14/12/2023
3	2A Elwood St SURREY HILLS 3127	$1,860,000	18/11/2023

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: 27/02/2024 15:35

11 Warwick Avenue, Surrey Hills Vic 3127

Stephen Le Get
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0438 558 870
stephenleget@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 889 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,950,000
Median House Price
Year ending December 2023: $2,350,000

Comparable Properties



66 Durham Rd SURREY HILLS 3127 (REI/VG)

4 2 3

Price: $1,925,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House
Land Size: 494 sqm approx

Agent Comments

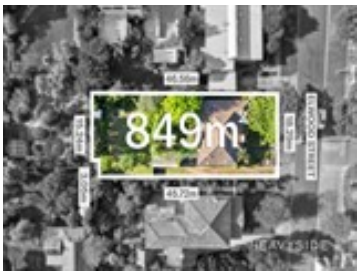


9 Albert Cr SURREY HILLS 3127 (REI/VG)

3 1 2

Price: $1,880,000
Method: Sold Before Auction
Date: 14/12/2023
Property Type: House (Res)
Land Size: 583 sqm approx

Agent Comments



2A Elwood St SURREY HILLS 3127 (REI)

3 1 1

Price: $1,860,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 849 sqm approx

Agent Comments

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