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	1/4 Wells Street, Surrey Hills Vic 3127

Indicative selling price

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

Single price $795,000

Median sale price

Median price $790,000 Property Type Unit Suburb Surrey Hills

Period - From 14/10/2022 to 13/10/2023 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	2/13 Benwerrin Rd SURREY HILLS 3127	$906,000	03/06/2023
2	1/14 Essex Rd SURREY HILLS 3127	$810,000	01/05/2023
3	4/12 Essex Rd SURREY HILLS 3127	$750,000	08/09/2023

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: 14/10/2023 16:45

1/4 Wells Street, Surrey Hills Vic 3127

Tim Heavyside
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tim@heavyside.co



2 1 1

Property Type: Villa

Agent Comments

Indicative Selling Price
$795,000
Median Unit Price
14/10/2022 - 13/10/2023: $790,000

Comparable Properties



2/13 Benwerrin Rd SURREY HILLS 3127 (REI/VG)

2 1 1

Price: $906,000
Method: Auction Sale
Date: 03/06/2023
Property Type: Unit

Agent Comments



1/14 Essex Rd SURREY HILLS 3127 (REI/VG)

2 1 1

Price: $810,000
Method: Private Sale
Date: 01/05/2023
Property Type: Unit

Agent Comments



4/12 Essex Rd SURREY HILLS 3127 (REI)

2 1 1

Price: $750,000
Method: Private Sale
Date: 08/09/2023
Property Type: Unit
Land Size: 180 sqm approx

Agent Comments

Account - Heavyside

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