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	14 Banool Road, Surrey Hills Vic 3127

Indicative selling price

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

Range between $2,400,000 & $2,600,000

Median sale price

Median price $2,345,000 Property Type House Suburb Surrey Hills

Period - From 20/08/2023 to 19/08/2024 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	7 Marne St SURREY HILLS 3127	$2,500,000	10/08/2024
2	42 Albany Cr SURREY HILLS 3127	$2,400,000	04/06/2024
3	1 Mathilde Rd SURREY HILLS 3127	$2,510,000	12/04/2024

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: 20/08/2024 07:12

14 Banool Road, Surrey Hills Vic 3127



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
20/08/2023 - 19/08/2024: $2,345,000

Comparable Properties



7 Marne St SURREY HILLS 3127 (REI)

4 3 2

Price: $2,500,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)

Agent Comments



42 Albany Cr SURREY HILLS 3127 (REI/VG)

4 3 2

Price: $2,400,000
Method: Private Sale
Date: 04/06/2024
Property Type: House
Land Size: 419 sqm approx

Agent Comments



1 Mathilde Rd SURREY HILLS 3127 (REI/VG)

4 4 4

Price: $2,510,000
Method: Private Sale
Date: 12/04/2024
Property Type: House
Land Size: 850 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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