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	24 Pine Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between $1,650,000 & $1,800,000

Median sale price

Median price $2,280,000 Property Type House Suburb Surrey Hills

Period - From 01/04/2024 to 30/06/2024 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	63 Zetland Rd MONT ALBERT 3127	$1,800,000	17/09/2024
2	22 Lockhart St CAMBERWELL 3124	$1,750,000	14/09/2024
3	65 Broughton Rd SURREY HILLS 3127	$1,690,000	31/08/2024

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: 09/10/2024 09:23

24 Pine Street, Surrey Hills Vic 3127

Tori McGregor
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3 1 1

Property Type: House
Land Size: 819 (approx.) sqm approx

Agent Comments

Indicative Selling Price
$1,650,000 - $1,800,000
Median House Price
June quarter 2024: $2,280,000

Comparable Properties



63 Zetland Rd MONT ALBERT 3127 (REI)

5 2 2

Price: $1,800,000
Method: Private Sale
Date: 17/09/2024
Property Type: House (Res)
Land Size: 821 sqm approx

Agent Comments



22 Lockhart St CAMBERWELL 3124 (REI)

3 2 2

Price: $1,750,000
Method: Private Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 556 sqm approx

Agent Comments



65 Broughton Rd SURREY HILLS 3127 (REI)

3 1 2

Price: $1,690,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 703 sqm approx

Agent Comments

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