

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

16 Charles Street, Surrey Hills Vic 3127

Indicative selling price

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

Range between \$1,900,000

&

\$2,050,000

Median sale price

Median price \$2,255,000

Property Type House

Suburb Surrey Hills

Period - From 25/11/2023

to

24/11/2024

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	28 Moore St BOX HILL SOUTH 3128	\$1,900,000	19/10/2024
2	19 Cadorna St BOX HILL SOUTH 3128	\$2,090,000	10/10/2024
3	3 Alexander St BOX HILL 3128	\$1,975,000	05/10/2024

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:

25/11/2024 19:04



Property Type: House

Land Size: 455 sqm approx

Agent Comments

Comparable Properties



28 Moore St BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$1,900,000

Method: Auction Sale

Date: 19/10/2024

Property Type: House (Res)

Land Size: 743 sqm approx



19 Cadorna St BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$2,090,000

Method: Private Sale

Date: 10/10/2024

Property Type: House

Land Size: 768 sqm approx



3 Alexander St BOX HILL 3128 (REI)

Agent Comments



Price: \$1,975,000

Method: Auction Sale

Date: 05/10/2024

Property Type: House (Res)

Land Size: 467 sqm approx