

# 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

17 Chester Street, Surrey Hills Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,100,000 & \$3,400,000

### Median sale price

Median price \$2,428,500 Property Type House Suburb Surrey Hills

Period - From 01/10/2021 to 31/12/2021 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	21 Suffolk Rd SURREY HILLS 3127	Land Size: 996 sqm approx	\$3,400,000	13/10/2021
2	5 Laxdale Rd CAMBERWELL 3124	Land Size: 864 sqm approx	\$3,390,000	26/02/2022
3	251 Mont Albert Rd SURREY HILLS 3127	Land Size: 854 sqm approx	\$3,150,000	16/12/2021

**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:

01/04/2022 14:33



4 2 2

**Property Type:** House (Res)  
**Land Size:** 1064 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,100,000 - \$3,400,000  
**Median House Price**  
December quarter 2021: \$2,428,500

## Comparable Properties



21 Suffolk Rd SURREY HILLS 3127 (REI/VG) **Agent Comments**

5 3 2

**Price:** \$3,400,000  
**Method:** Sold Before Auction  
**Date:** 13/10/2021  
**Property Type:** House (Res)  
**Land Size:** 996 sqm approx



5 Laxdale Rd CAMBERWELL 3124 (REI) **Agent Comments**

5 3 2

**Price:** \$3,390,000  
**Method:** Auction Sale  
**Date:** 26/02/2022  
**Property Type:** House (Res)  
**Land Size:** 864 sqm approx



251 Mont Albert Rd SURREY HILLS 3127 (REI) **Agent Comments**

5 3 6

**Price:** \$3,150,000  
**Method:** Auction Sale  
**Date:** 16/12/2021  
**Property Type:** House (Res)  
**Land Size:** 854 sqm approx

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