

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 Glendale Street, Surrey Hills Vic 3127

Indicative selling price

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

Single price

\$1,800,000

Median sale price

Median price

\$2,040,000

Property Type

House

Suburb

Surrey Hills

Period - From

01/04/2022

to

30/06/2022

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 Wellman St BOX HILL SOUTH 3128	\$1,900,000	02/07/2022
2	19 Glendale St SURREY HILLS 3127	\$1,755,000	14/05/2022
3	3 Aisbett Av CAMBERWELL 3124	\$1,750,000	02/07/2022

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:

25/07/2022 13:06



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,800,000

Median House Price

June quarter 2022: \$2,040,000

Comparable Properties



7 Wellman St BOX HILL SOUTH 3128 (REI)

Agent Comments

4 2 2

Price: \$1,900,000

Method: Auction Sale

Date: 02/07/2022

Property Type: House (Res)

Land Size: 743 sqm approx



19 Glendale St SURREY HILLS 3127 (REI/VG)

Agent Comments

4 2 2

Price: \$1,755,000

Method: Auction Sale

Date: 14/05/2022

Property Type: House (Res)

Land Size: 593 sqm approx



3 Aisbett Av CAMBERWELL 3124 (REI)

Agent Comments

3 1 1

Price: \$1,750,000

Method: Private Sale

Date: 02/07/2022

Property Type: House

Land Size: 684 sqm approx