

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 175 Harveys Road, Ruby, VIC 3953

Indicative selling price

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

Price Range \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,625,000 Property Type House Suburb Ruby (3953)

Period - From 01/04/2022 to 31/03/2023 Source pricefinder

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
2 YEAMAN COURT, LEONGATHA VIC 3953	\$1,050,000	30/11/2022
195 BARNES ROAD, KARDELLA SOUTH VIC 3950	\$1,120,000	17/10/2022
315 HILLGROVES ROAD, LEONGATHA SOUTH VIC 3953	\$1,100,000	22/12/2022

This Statement of Information was prepared on: 17/04/2023