### Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 33 Elizabeth Road, Red Hill Vic 3937

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$1,800,000		&		\$1,900,000			
Median sale p	rice							
Median price	\$2,650,000	Pro	operty Type	Hou	se		Suburb	Red Hill
Period - From	01/07/2021	to	30/06/2022		So	urce	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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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.

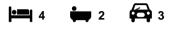
This Statement of Information was prepared on:

04/10/2022 17:29



# WHIJEFOX





**Property Type:** House (Res) **Land Size:** 961 sqm approx Agent Comments Samantha Woodley 03 9068 4850 0459 241 469 samantha@whitefoxrealestate.com.au

> Indicative Selling Price \$1,800,000 - \$1,900,000 Median House Price Year ending June 2022: \$2,650,000

# **Comparable Properties**

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.

Account - Whitefox Real Estate | P: 96459699



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