

# 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

450 Arthurs Seat Road, Red Hill Vic 3937

### Indicative selling price

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

Range between \$4,500,000

&

\$4,950,000

### Median sale price

Median price \$1,825,000

Property Type House

Suburb Red Hill

Period - From 05/06/2019

to

04/06/2020

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		
2		
3		

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:

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450 Arthurs Seat Road, Red Hill Vic 3937

James Crowder  
COMMUNITY  REAL ESTATE

James Crowder  
(03) 9708 8667  
0407 813 377

james@communityrealestate.com.au

**Indicative Selling Price**

\$4,500,000 - \$4,950,000

**Median House Price**

05/06/2019 - 04/06/2020: \$1,825,000



 3  3  3

**Property Type:**

**Land Size:** 98110 sqm approx

Agent Comments

## 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 - Community Real Estate | P: 03 9708 8667 | F: 03 9708 8669



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.