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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$4,500,000		&		\$4,950,000			
Median sale pr	rice							
Median price	\$1,825,000	Pro	operty Type	Hou	ISE		Suburb	Red Hill
Period - From	05/06/2019	to	04/06/2020		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^{*} 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:

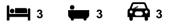
05/06/2020 10:44



450 Arthurs Seat Road, Red Hill Vic 3937

James Crowder COMMUNITY





Property Type: Land Size: 98110 sqm approx Agent Comments 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

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.





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.