

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 33 Beauford Road, Red Hill South VIC 3937

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$2,752,500 Property type House Suburb Red Hill South VIC 3937

Period - From 01/05/2020 to 30/04/2021 Source CoreLogic

Comparable property sales

Address of comparable property	Price	Date of sale
7 Beauford Road, Red Hill South VIC 3937	\$1,850,000	16/04/2021
22 Arthurs Seat Road, Red Hill VIC 3937	\$1,423,000	04/03/2021

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: 25/08/2021