

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 61 Waterfall Gully Road, Main Ridge VIC 3928

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$ Property type Suburb

Period - From to Source

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable property sales

Address of comparable property	Price	Date of sale
139 Waterfall Gully Road, Main Ridge VIC 3928	\$3,650,000	24/04/2021
188 Purves Road, Arthurs Seat VIC 3936	\$3,150,000	12/04/2021

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: 11/08/2021