

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 7 Paringa Road, Red Hill South Victoria 3937

Indicative selling price

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

Range between \$4,850,000 & \$5,300,000

Median sale price

Median price \$2,500,000 Property type House Suburb Red Hill South

Period - From 01/04/2024 to 30/06/2024 Source REIV

Comparable property sales

Address of comparable property	Price	Date of sale
14 Webb Street, Red Hill South VIC 3937	\$4,600,000	08/04/2024

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: 02 July 2024