

## 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

125 RED HILL ROAD RED HILL SOUTH VIC 3937

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$3,000,000

&

\$3,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,890,000

Property type

House

Suburb

Red Hill South

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

### 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 6 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

Address of comparable property	Price	Date of sale
13 BEAUFORD ROAD RED HILL SOUTH VIC 3937	\$2,082,000	02-Dec-23

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 6 months.

This Statement of Information was prepared on: 29 January 2024



**13 BEAUFORD ROAD RED HILL  
SOUTH VIC 3937**

 4  2  3

Sold Price <sup>RS</sup> **\$2,082,000** <sup>UN</sup> Sold Date **02-Dec-23**

Distance **0.66km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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