

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

281 Purves Road, Arthurs Seat Vic 3936

Indicative selling price

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

Range between \$2,900,000 & \$3,190,000

Median sale price

Median price \$1,232,500 Property Type House Suburb Arthurs Seat

Period - From 24/05/2023 to 23/05/2024 Source 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 six 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
1	338 Purves Rd MAIN RIDGE 3928	\$2,960,000	26/03/2024
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: 24/05/2024 15:21



Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 16250 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$2,900,000 - \$3,190,000

Median House Price

24/05/2023 - 23/05/2024: \$1,232,500

Comparable Properties



338 Purves Rd MAIN RIDGE 3928 (REI)

[Agent Comments](#)



Price: \$2,960,000

Method: Private Sale

Date: 26/03/2024

Property Type: Rural (All Types)

Land Size: 20300 sqm approx

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.