## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 281 Purves Road, Arthurs Seat Vic 3936

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$2,900,000		&		\$3,190,000			
Median sale p	rice							
Median price	\$1,232,500	Pro	operty Type	Hou	ise		Suburb	Arthurs Seat
Period - From	24/05/2023	to	23/05/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	338 Purves Rd MAIN RIDGE 3928	\$2,960,000	26/03/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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)



Price: \$2,960,000 Method: Private Sale Date: 26/03/2024 Property Type: Rural (All Types) Land Size: 20300 sqm approx Agent Comments

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.

Account - Marshall White | P: 03 9822 9999





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