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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

223 Red Hill Road Red Hill South VIC 3937

4 4 4

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000 & \$2,200,000

## Median Sale Price

**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

These are the 3 properties sold within 2 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.



**15 Paringa Road Red Hill South VIC** Sold Price **\$2,325,000** Sold Date **08-Jan-18**

3 2 2

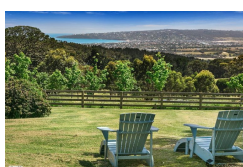
Distance **2.64km**



**26 Cherry Road Red Hill South VIC** Sold Price **\$2,180,000** Sold Date **10-Mar-18**

4 2 2

Distance **3.4km**



**434 Arthurs Seat Road Red Hill VIC** Sold Price **\$2,600,000** Sold Date **22-Dec-17**

4 2 1

Distance **5.17km**

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