## 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 34 Nestle Court, Arthurs Seat Vic 3936

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,300,000		&		\$2,500,000			
Median sale p	ice							
Median price	\$1,305,000	Pro	Property Type Ho		ouse		Suburb	Arthurs Seat
Period - From	22/02/2024	to	21/02/2025		So	urce	Property	y Data

#### 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	40 Seahaze St ARTHURS SEAT 3936	\$2,480,000	13/01/2025
2			
3			

#### OR

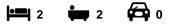
**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

22/02/2025 11:40







**Property Type:** House **Land Size:** 1225 sqm approx Agent Comments Indicative Selling Price \$2,300,000 - \$2,500,000 Median House Price 22/02/2024 - 21/02/2025: \$1,305,000

# **Comparable Properties**



40 Seahaze St ARTHURS SEAT 3936 (REI)



Price: \$2,480,000 Method: Private Sale Date: 13/01/2025 Property Type: House 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 - Kay & Burton | P: 03 5989 1000 | F: 03 5989 0171



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