## 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 2 Muir Road, Christmas Hills Vic 3775		
Indicative selling price		
For the meaning of this price see consumer.vic.gov.au/underquoting		
Range between \$950,000 & \$995,000		
Median sale price*		
Median price Property Type Subt	urb Christmas H	ills
Period - From to Source		
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.		
Address of comparable property	Price	Date of sale
1		
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: 16/12/2024 16:25		
* 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.		





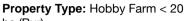
Bill Verhagen 03 9730 2333 0417 371 987 bill@integrityrealestate.com.au

> Indicative Selling Price \$950,000 - \$995,000 No median price available









ha (Rur)

Land Size: 68520 sqm approx

**Agent Comments** 



Comparable Properties

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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.

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