



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 45-61 Waterfall Gully Road, MAIN RIDGE 3928

### Indicative selling price

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

**Range \$3,100,000 - \$3,410,000**

### Median sale price

Median **House** for **MAIN RIDGE** for period **Jan 2018 - Jun 2018**

Sourced from **Pricefinder**.

**\$2,350,000**

### Comparable property sales

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

### Additional Information

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

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.



### Ray White Rye

1/2353 Point Nepean Road,  
Rye VIC 3941

### Contact agents

 **Nicole McCarthy**  
Ray White

0458378497

[nicole.mccarthy@raywhite.com](mailto:nicole.mccarthy@raywhite.com)

