

## STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

4A Lachlan Parade, Red Cliffs, VIC 3496

### Indicative selling price

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

range between

\$180,000

&

\$198,000

### Median sale price

Median House price

\$227,500

Suburb or  
locality

Red Cliffs, VIC 3496

Period - From

Feb 2017

to

Jan 2018

Source

CoreLogic

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months 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
5 Kiewa Avenue, Red Cliffs, VIC 3496	\$167,500	04/12/2017
4 Tecoma Street, Red Cliffs, VIC 3496	\$190,000	04/12/2017
12 Eldridge Road, Red Cliffs, VIC 3496	\$172,000	11/01/2017