

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

6 BELL COURT RED CLIFFS VIC 3498

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$

or range between

\$500,000

&

\$550,000

Median sale price

Median price

\$337,500

Property type

House

Suburb

Red Cliffs

Period - From

1 Aug 2023

to

31 Jul 2024

Source

Corelogic

Comparable property sales

A* 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
22 JOSEPH COURT RED CLIFFS VIC 3496	\$480,000	20-May-24
6 BARCLAY BOULEVARD RED CLIFFS VIC 3496	\$585,000	19-Apr-24
9 ANNE COX DRIVE RED CLIFFS VIC 3496	\$525,000	09-May-23

This Statement of Information was prepared on: 7 August 2024