

# 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 and  
postcode 8406 Calder Highway, 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)

Price Range

\$429,000

&

\$469,000

### Median sale price

Median price

\$340,000

Property Type

House

Suburb

Red Cliffs (3496)

Period - From

01/10/2021

to

30/09/2022

Source

pricefinder

### 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
564 DAIRTNUNK AVENUE, CARDROSS VIC 3496	\$427,000	03/06/2022
8856 CALDER HIGHWAY, RED CLIFFS VIC 3496	\$465,000	17/09/2022
16 KRAKE ROAD, RED CLIFFS VIC 3496	\$473,000	28/04/2022

This Statement of Information was prepared on: 06/11/2022