

# 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

67 Nursery Ridge Road, Red Cliffs Vic 3496

### Indicative selling price

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

range between \$299,000

&

\$328,000

### Median sale price

Median price

\$327,500

Property type

House

Suburb

Red Cliffs

Period - From

1 May 2022

to

30 Apr 2023

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

1 4 Cedar Street, Red Cliffs Vic 3496	\$298,000	05/09/2022
2 32 Guava Street, Red Cliffs Vic 3496	\$322,000	19/09/2022
3 24 Tecoma Street, Red Cliffs Vic 3496	\$330,000	22/11/2022

This Statement of Information was prepared on: 23 May 2023