

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Single price \$129,000

Median sale price

(*Delete house or unit as applicable)

Median price \$196,500

*House X

*unit

Suburb or locality RED CLIFFS

Period - From JULY 2016 to JUNE 2017

Source PRICEFINDER

Comparable property sales

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1- 3 THOMAS STREET, RED CLIFFS VIC 3496	\$120,000	05.05.2017
2- 1 GOULBURN AVENUE, RED CLIFFS VIC 3496	\$131,000	20.12.2016
3- 10 WESTCLIFFS AVENUE, RED CLIFFS VIC 3496	\$140,000	23.09.2016