

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

44 Goulburn Avenue, Red Cliffs VIC 3496

Indicative selling price

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

Single price

\$127,500

Median sale price

Median price

\$145,000

Property type

Land

Suburb

Red Cliffs

Period - From

1 Jul 2023

to

30 Jun 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

1 7 Joseph Court, Red Cliffs VIC 3496	\$149,000	02/04/2024
2 7 Gould Parade, Red Cliffs VIC 3496	\$105,000	26/06/2024
3 18 Cook Drive, Red Cliffs VIC 3496	\$130,000	12/05/2023

OR

~~**B** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 18 July 2024