

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

3 KIEWA AVENUE RED CLIFFS VIC 3496

Indicative selling price

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

Single Price

\$79,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$106,184

Property type

Land

Suburb

Red Cliffs

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

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

3/16 JOSEPH COURT RED CLIFFS VIC 3496	\$86,000	12-Jul-21
5/16 JOSEPH COURT RED CLIFFS VIC 3496	\$80,000	19-Nov-21
JOSEPH COURT RED CLIFFS VIC 3496	\$75,000	01-Feb-22

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: 17 March 2022

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**3/16 JOSEPH COURT RED CLIFFS
VIC 3496**

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Sold Price

\$86,000

Sold Date

12-Jul-21

Distance

1.18km



**5/16 JOSEPH COURT RED CLIFFS
VIC 3496**

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Sold Price

\$80,000

Sold Date

19-Nov-21

Distance

1.16km



**JOSEPH COURT RED CLIFFS VIC
3496**

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Sold Price

^{RS} **\$75,000** ^{UN}

Sold Date

01-Feb-22

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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