

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

723 Woomera Avenue, Red Cliffs, VIC 2946

Indicative selling price

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

Single price \$ or range between \$270,000 & \$297,000

Median sale price

Median price \$250,000 Property type Residential Suburb Red Cliffs

Period - From 1/1/2020 to 31/12/2020 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
1 9 Wattle Street, Red Cliffs	\$285,000	30/10/2020
2 28 Fitzroy Avenue, Red Cliffs	\$280,000	30/06/2020
3 110 Fitzroy Avenue, Red Cliffs	\$272,500	02/07/2019

This Statement of Information was prepared on: 1/12/2020