

# 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

Lots 1 to 50, Ambassador Estate, Red Cliffs Vic 3496

### Indicative selling price

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

Price list attached

### Median sale price

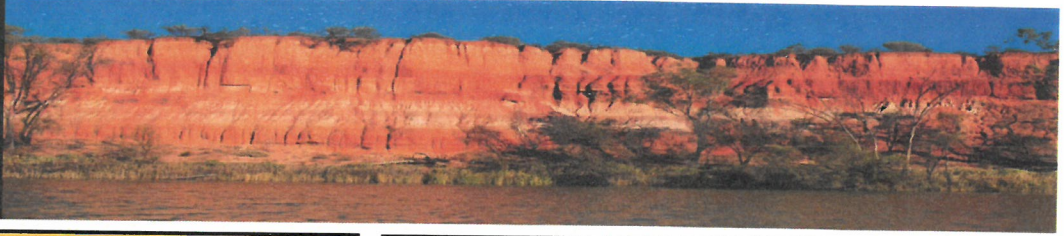
Median price \$100,000 Property type Land Suburb Red Cliffs

Period - From 1 Aug 2020 to 31 Jul 2021 Source Corelogic

### Comparable property sales

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: 9 August 2021



| STAGE 1 |             |      |           |        |
|---------|-------------|------|-----------|--------|
| LOT NO. | STREET NAME | SIZE | PRICE     | STATUS |
| 1       |             | 1745 | \$165,000 | SOLD   |
| 2       |             | 1295 | \$160,000 |        |
| 3       |             | 1108 | \$150,000 |        |
| 4       |             | 920  | \$145,000 |        |
| 5       |             | 714  | \$135,000 |        |
| 6       |             | 702  | \$135,000 |        |
| 7       |             | 728  | \$130,000 |        |
| 8       |             | 1322 | \$160,000 | SOLD   |
| 9       |             | 994  | \$150,000 |        |
| 10      |             | 1229 | \$160,000 |        |
| 11      |             | 1180 | \$150,000 |        |
| 12      |             | 649  | \$130,000 |        |
| 13      |             | 622  | \$130,000 |        |
| 14      |             | 645  | \$130,000 |        |
| 15      |             | 660  | \$130,000 |        |
| 16      |             | 630  | \$130,000 |        |
| 17      |             | 902  | \$145,000 |        |
| 18      |             | 969  | \$148,000 |        |
| 20      |             | 638  | \$130,000 |        |
| 21      |             | 630  | \$130,000 |        |
| 22      |             | 656  | \$130,000 |        |
| 23      |             | 623  | \$130,000 |        |
| 42      |             | 687  | \$130,000 |        |
| 43      |             | 687  | \$130,000 |        |
| 44      |             | 687  | \$130,000 |        |

|    |  |      |           |      |
|----|--|------|-----------|------|
| 45 |  | 687  | \$130,000 |      |
| 46 |  | 687  | \$130,000 | SOLD |
| 47 |  | 743  | \$135,000 | SOLD |
| 48 |  | 750  | \$135,000 |      |
| 49 |  | 894  | \$140,000 | SOLD |
| 50 |  | 1000 | \$148,000 | SOLD |

| STAGE 2 |             |      |           |        |
|---------|-------------|------|-----------|--------|
| LOT NO. | STREET NAME | SIZE | PRICE     | STATUS |
| 24      |             | 576  | \$115,000 |        |
| 25      |             | 576  | \$115,000 |        |
| 26      |             | 607  | \$115,000 |        |
| 27      |             | 747  | \$125,000 |        |
| 28      |             | 739  | \$125,000 |        |
| 29      |             | 741  | \$125,000 |        |
| 30      |             | 729  | \$125,000 |        |
| 31      |             | 748  | \$125,000 |        |
| 32      |             | 895  | \$135,000 |        |
| 33      |             | 744  | \$125,000 |        |
| 34      |             | 745  | \$125,000 |        |
| 35      |             | 748  | \$125,000 | SOLD   |
| 36      |             | 823  | \$135,000 | SOLD   |
| 37      |             | 807  | \$135,000 |        |
| 38      |             | 739  | \$125,000 |        |
| 39      |             | 743  | \$125,000 |        |
| 40      |             | 746  | \$125,000 |        |
| 41      |             | 687  | \$120,000 |        |