

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 4 Tecoma Street, Red Cliffs VIC 3496

Indicative selling price

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

range between

\$180,000

&

\$198,000

Median sale price

Median House price

\$208,064

Suburb or
locality

Red Cliffs, VIC 3496

Period - From

Nov 2016

to

Oct 2017

Source

CoreLogic

Comparable property sales

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
26 Heath Street, Red Cliffs, VIC 3496	\$185,000	08/06/2017
91 Ilex Street, Red Cliffs, VIC 3496	\$170,000	24/04/2017
8 Heath Street, Red Cliffs, VIC 3496	\$175,000	22/12/2016