

## 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 26 Heath Street, 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)

range between \$165,000 & \$181,500

### Median sale price

Median house price \$172,872

Suburb or  
locality Red Cliffs

Period - From 1 April 2016 to 31 March 2017

Source Property Data Solutions Pty Ltd 2017  
[www.pricefinder.com.au](http://www.pricefinder.com.au)

### 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
47 Heath Street, Red Cliffs, VIC 3496	\$160,000	Jan 2016
12 Eldridge Road, Red Cliffs, VIC 3496	\$172,000	Jan 2017
1 Golden Grove, Red Cliffs, VIC, 3496	\$175,000	Dec 2016