

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 1/41 Guava 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)

Single Price \$130,000

### Median sale price

Median price \$232,500 Property Type House Suburb Red Cliffs (3496)

Period - From 01/10/2020 to 30/09/2021 Source pricefinder

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
1/44 JAMIESON AVENUE, RED CLIFFS VIC 3496	\$120,000	02/04/2021
2/2 PETER CLOSE, RED CLIFFS VIC 3496	\$170,000	31/03/2021
3/49 JAMIESON AVENUE, RED CLIFFS VIC 3496	\$165,000	12/06/2021

This Statement of Information was prepared on: 24/10/2021