

## 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 and  
postcode

40 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$350,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$325,000

Property type

House

Suburb

Red Cliffs

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**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

49 FITZROY AVENUE RED CLIFFS VIC 3496	\$360,000	30-May-21
368 COCKLIN AVENUE RED CLIFFS VIC 3496	\$385,500	28-Oct-21
3 LATROBE AVENUE RED CLIFFS VIC 3496	\$390,000	27-Oct-21

OR

**B\*** 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: 13 May 2022



**49 FITZROY AVENUE RED CLIFFS  
VIC 3496**

 4  2  2

Sold Price

**\$360,000**

Sold Date

**30-May-21**

Distance

**0.91km**



**368 COCKLIN AVENUE RED CLIFFS  
VIC 3496**

 3  1  1

Sold Price

**\$385,500**

Sold Date

**28-Oct-21**

Distance

**1.7km**



**3 LATROBE AVENUE RED CLIFFS  
VIC 3496**

 3  1  2

Sold Price

**\$390,000**

Sold Date

**27-Oct-21**

Distance

**0.57km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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