

## 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 8406 Calder Highway, 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 \$195,000 & \$214,500

### Median sale price

Median house price \$172,872

Suburb or  
locality Red Cliffs

Period - From 01/04/2016 to 31/03/2017

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
192 Boobook Ave, Cardross, VIC 3496	\$240,000	14/09/2016
30 Dacelo Ave, Red Cliffs, VIC, 3496	\$225,000	04/02/2017
2 Reserve Rd, Red Cliffs, VIC, 3496	\$169,000	25/05/2016