

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 or locality and postcode

Lots 51 - 99 Ambassador Estate, Red Cliffs VIC 3496

Indicative selling price

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

Price list attached

Median sale price

Median price

\$145,000

Property type

Land

Suburb

Red Cliffs

Period - From

1 May 2023

to

30 Apr 2024

Source

Corelogic

Comparable property sales

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

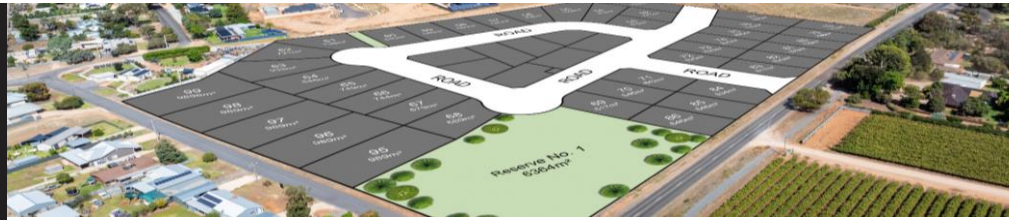
Price

Date of sale

Address of comparable property	Price	Date of sale
1 10 Cook Drive, Red Cliffs VIC 3496	\$140,000	15/05/2023
2 22 Cook Drive, Red Cliffs VIC 3496	\$145,000	27/02/2024
3 12 Milne Court, Red Cliffs VIC 3496	\$145,000	16/10/2023

This Statement of Information was prepared on:

8 May 2024



STAGE 3				
LOT NO.	STREET NAME	SIZE	PRICE	STATUS
51		1036	\$180,000	SOLD
52		681	\$153,000	
53		612	\$148,000	SOLD
54		812	\$165,000	
55		1008	\$180,000	
56		702	\$155,000	
57		640	\$150,000	
58		640	\$150,000	
59		640	\$150,000	
60		640	\$150,000	
61		738	\$160,000	
62		731	\$160,000	
63		933	\$170,000	
64		846	\$165,000	
65		749	\$160,000	
66		744	\$160,000	
67		679	\$153,000	
68		689	\$153,000	
69		617	\$148,000	
70		646	\$150,000	
71		642	\$150,000	
72		625	\$150,000	
73		629	\$150,000	
74		629	\$150,000	
75		630	\$150,000	

STAGE 3				
LOT NO.	STREET NAME	SIZE	PRICE	STATUS
76		749	\$160,000	
77		846	\$165,000	
78		710	\$155,000	
79		688	\$153,000	
80		629	\$150,000	
81		629	\$150,000	
82		629	\$150,000	
83		617	\$148,000	SOLD
84		634	\$150,000	
85		646	\$150,000	
86		646	\$150,000	
87		608	\$148,000	
88		604	\$148,000	
89		569	\$148,000	
90		530	\$148,000	
91		601	\$148,000	
92		607	\$148,000	
93		601	\$148,000	
94		507	\$148,000	
95		989	\$170,000	
96		989	\$170,000	
97		989	\$170,000	
98		989	\$170,000	
99		96	\$170,000	