

## 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 1 Whittaker Crescent, 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 \$100,000 & \$110,000

### Median sale price

Median House price \$215,999

Suburb or  
locality Red Cliffs, VIC 3496

Period - From Apr 2017 to Mar 2018

Source CoreLogic

### 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
23 Westcliffs Crescent, Red Cliffs, VIC 3496	\$92,500	23 May 2017
6 Laurel Street, Red Cliffs, VIC 3496	\$113,000	30 Aug 2017
2 Loddon Avenue, Red Cliffs, VIC 3496	\$120,000	31 Oct 2017