



STATEMENT OF INFORMATION

110 FITZROY AVENUE, RED CLIFFS, VIC 3496

PREPARED BY JO PILKINGTON, MILDURA & DISTRICT REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



110 FITZROY AVENUE, RED CLIFFS, VIC

 4  1  2

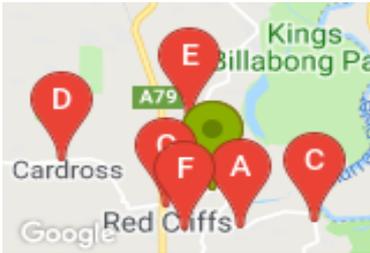
Indicative Selling Price

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

Price Range: \$275,000 to \$295,000

Provided by: Jo Pilkington, Mildura & District Real Estate

MEDIAN SALE PRICE



RED CLIFFS, VIC, 3496

Suburb Median Sale Price (House)

\$221,000

01 April 2018 to 31 March 2019

Provided by: 

COMPARABLE PROPERTIES

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.



63 NURSERY RIDGE RD, RED CLIFFS, VIC 3496

 4  1  4

Sale Price

\$247,650

Sale Date: 11/02/2019

Distance from Property: 1.3km



110 FITZROY AVE, RED CLIFFS, VIC 3496

 4  1  2

Sale Price

\$275,000

Sale Date: 02/11/2018

Distance from Property: 0m



495 WOOMERA AVE, RED CLIFFS, VIC 3496

 3  1  -

Sale Price

\$315,000

Sale Date: 23/02/2019

Distance from Property: 2.9km



This report has been compiled on 30/04/2019 by Mildura & District Real Estate. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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109 TWENTIETH ST, CARDROSS, VIC 3496

 3  -  -

Sale Price

\$305,000

Sale Date: 31/10/2018

Distance from Property: 4.2km



78 SUNNYCLIFFS CRES, RED CLIFFS, VIC 3496

 3  1  1

Sale Price

\$244,679

Sale Date: 29/03/2018

Distance from Property: 2.3km



67 JAMIESON AVE, RED CLIFFS, VIC 3496

 3  2  1

Sale Price

\$250,000

Sale Date: 21/02/2018

Distance from Property: 1.4km



5 GOULBURN AVE, RED CLIFFS, VIC 3496

 3  2  2

Sale Price

\$285,000

Sale Date: 31/01/2018

Distance from Property: 1.4km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

110 FITZROY AVENUE, RED CLIFFS, VIC 3496

Indicative selling price

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

Price Range: \$275,000 to \$295,000

Median sale price

Median price \$221,000

House

Unit

Suburb RED CLIFFS

Period 01 April 2018 to 31 March 2019

Source 

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
63 NURSERY RIDGE RD, RED CLIFFS, VIC 3496	\$247,650	11/02/2019
110 FITZROY AVE, RED CLIFFS, VIC 3496	\$275,000	02/11/2018
495 WOOMERA AVE, RED CLIFFS, VIC 3496	\$315,000	23/02/2019

109 TWENTIETH ST, CARDROSS, VIC 3496	\$305,000	31/10/2018
78 SUNNYCLIFFS CRES, RED CLIFFS, VIC 3496	\$244,679	29/03/2018
67 JAMIESON AVE, RED CLIFFS, VIC 3496	\$250,000	21/02/2018
5 GOULBURN AVE, RED CLIFFS, VIC 3496	\$285,000	31/01/2018