

# 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

45 Guava 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)

range between \$215,500

&

\$237,000

### Median sale price

Median price

\$235,000

Property type

House

Suburb

Red Cliffs

Period - From

1 Mar 2019

to

29 Feb 2020

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

1 15 Kiewa Avenue, Red Cliffs Vic 3496	\$235,000	30/11/2019
2 2a Latrobe Avenue, Red Cliffs Vic 3496	\$225,000	22/02/2019
3 65 Nursery Ridge Road, Red Cliffs Vic 3496	\$210,000	28/02/2020

This Statement of Information was prepared on: 19 March 2020