

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 and
postcode

31 WESTCLIFFS CRESCENT RED CLIFFS VIC 3496

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$337,500

Property type

House

Suburb

Red Cliffs

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

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

26 LODDON AVENUE RED CLIFFS VIC 3496	\$220,000	20-Feb-24
21 NAMOI AVENUE RED CLIFFS VIC 3496	\$205,000	24-Nov-23
76 WONEGA AVENUE RED CLIFFS VIC 3496	\$200,000	31-May-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 05 August 2024



**26 LODDON AVENUE RED CLIFFS
VIC 3496**

Sold Price

\$220,000

Sold Date

20-Feb-24

3

1

-

Distance

0.07km



**21 NAMOI AVENUE RED CLIFFS VIC
3496**

Sold Price

\$205,000

Sold Date

24-Nov-23

3

1

-

Distance

0.19km



**76 WONEGA AVENUE RED CLIFFS
VIC 3496**

Sold Price

^{RS} **\$200,000**

Sold Date

31-May-24

3

1

4

Distance

4.58km

RS = Recent sale

UN = Undisclosed Sale

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