

# 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

2/16 Joseph Court, Red Cliffs VIC 3496
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$99,000
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### Median sale price

Median price

\$145,000
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Property type

Land
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Suburb

Red Cliffs
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Period - From

1 Jan 2024
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to

31 Dec 2024

Source

Corelogic
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### 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 45 Jacaranda Street, Red Cliffs VIC 3496	\$115,000	12/12/2023
2 21 Calotis Street, Red Cliffs VIC 3496	\$94,500	06/12/2022
3	\$	

#### 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: 

7 January 2025
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