

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

82 Ilex Street, Red Cliffs Vic 3496

Indicative selling price

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

range between \$250,000 & \$275,000

Median sale price

Median price

\$330,000

Property type

House

Suburb

Red Cliffs

Period - From

1 Dec 2021

to

30 Nov 2022

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

1 139 Azolia Street, Red Cliffs Vic 3496	\$240,000	12/03/2022
2 45 Guava Street, Red Cliffs Vic 3496	\$295,300	06/09/2022
3 4 Cedar Street, Red Cliffs Vic 3496	\$298,000	05/09/2022

This Statement of Information was prepared on: 2 December 2022