

# 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 Wattle Street, Red Cliffs VIC 3496

### Indicative selling price

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

range between \$320,000 & \$350,000

### Median sale price

Median price

\$310,000

Property type

House

Suburb

Red Cliffs

Period - From

1 Aug 2022

to

31 Jul 2023

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
37 Heytsbury Avenue, Red Cliffs VIC 3496	\$335,000	08/05/2023
370 Cocklin Avenue, Red Cliffs VIC 3496	\$330,000	26/10/2022
67 Nursery Ridge Road, Red Cliffs VIC 3496	\$320,000	26/06/2023

This Statement of Information was prepared on: 29 August 2023