

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

341 EUSTON AVENUE 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$328,000

Property type

House

Suburb

Red Cliffs

Period-from

01 Sep 2021

to

31 Aug 2022

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

148 SANDILONG AVENUE EXTENSION IRYMPLE VIC 3498	\$710,000	07-Dec-21
429 KOORLONG AVENUE IRYMPLE VIC 3498	\$700,000	05-Oct-21
13 TIREEL DRIVE NICHOLS POINT VIC 3501	\$710,000	21-Dec-21

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: 01 September 2022



first
national
REAL ESTATE

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**148 SANDILONG AVENUE
EXTENSION IRYMPLE VIC 3498**

3 2 2

Sold Price

\$710,000

Sold Date

07-Dec-21

Distance

3.8km



**429 KOORLONG AVENUE IRYMPLE
VIC 3498**

4 2 2

Sold Price

\$700,000

Sold Date

05-Oct-21

Distance

7.01km



**13 TIREEL DRIVE NICHOLS POINT
VIC 3501**

4 2 3

Sold Price

\$710,000

Sold Date

21-Dec-21

Distance

8.89km

RS = Recent sale

UN = Undisclosed Sale

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