

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

7 Immacolata Rise, Red Cliffs VIC 3496

Indicative selling price

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

range between \$435,000

&

\$465,000

Median sale price

Median price

\$340,000

Property type

House

Suburb

Red Cliffs

Period - From

1 Aug 2023

to

31 Jul 2024

Source

Corelogic

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

1 18 Lavender Rise, Red Cliffs VIC 3496	\$445,000	20-May-24
2 45 Betty Krake Drive, Red Cliffs VIC 3496	\$455,000	26-Feb-24
3 22 Joseph Court, Red Cliffs VIC 3496	\$480,000	20-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: 22 August 2024