

# 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

6 Latrobe Avenue, 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 \$290,000 & \$319,000

### 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 3 Latrobe Avenue, Red Cliffs VIC 3496	\$360,000	12-Mar-24
2 14 Eldridge Road, Red Cliffs VIC 3496	\$288,500	29-Jan-24
3 45 Guava Street, Red Cliffs VIC 3496	\$295,000	26-Apr-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: 30 August 2024