

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

8 Golden Grove, Red Cliffs Vic 3496

Indicative selling price

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

range between

\$369,000	&	\$399,000
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Median sale price

Median price

\$322,000	Property type	House	Suburb	Red Cliffs
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Period - From

1 Dec 2021	to	30 Nov 2022	Source	Corelogic
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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 21 Kurrajong Street, Red Cliffs Vic 3496	\$400,000	07/04/2022
2 3 Heath Street, Red Cliffs Vic 3496	\$375,000	14/04/2022
3 4 Lavender Rise, Red Cliffs Vic 3496	\$351,000	14/10/2021

This Statement of Information was prepared on:

19 December 2022
