

# 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

57 Fitzroy Avenue, Red Cliffs Vic 3496

### Indicative selling price

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

range between \$550,000

&

\$605,000

### Median sale price

Median price

\$311,000

Property type

House

Suburb

Red Cliffs

Period - From

1 Jan 2021

to

31 Dec 2021

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

1 59 Azolia Avenue, Red Cliffs Vic 3496	\$555,000	11/02/2021
2 549 Woomera Avenue, Red Cliffs Vic 3496	\$635,000	12/07/2021
3 4 Maribyrnong Court, Red Cliffs Vic 3496	\$535,000	29/04/2021

This Statement of Information was prepared on: 10 January 2022