

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

14 ELDRIDGE ROAD RED CLIFFS VIC 3496

Indicative selling price

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

Single price \$ or range between \$275,000 & \$300,000

Median sale price

Median price \$330,000 Property type House Suburb Red Cliffs

Period - From 1 Jan 2023 to 31 Dec 2023 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 |
|--------------------------------------|-----------|--------------|
| 20 TECOMA STREET RED CLIFFS VIC 3496 | \$290,000 | 09 Oct 23 |
| 16 KAURI STREET RED CLIFFS VIC 3496 | \$300,000 | 18 Apr 23 |
| 47 HEATH STREET RED CLIFFS VIC 3496 | \$310,000 | 08 Dec 23 |

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: 16 January 2024