

# 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

154 Nursery Ridge Road, Red Cliffs VIC 3496
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### Indicative selling price

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

range between 

\$235,000
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 & 

\$255,000
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### Median sale price

Median price 

\$355,500
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 Property type 

House
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 Suburb 

Red Cliffs
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Period - From 

1 Feb 2024
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 to 

31 Jan 2025
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 Source 

Corelogic
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### 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 8 Heath Street, Red Cliffs VIC 3496	\$250,000	29/04/2024
2 13 Eldridge Road, Red Cliffs VIC 3496	\$285,000	16/10/2024
3 14 Eldridge Road, Red Cliffs VIC 3496	\$288,500	02/02/2024

**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: 

3 February 2025
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