



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**22 Lachlan Parade,  
RED CLIFFS 3496**

### Indicative selling price

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

**Range \$125,000 - \$135,000**

### Median sale price

Median **House** for **RED CLIFFS** for period **Feb 2019 - Aug 2019**

Sourced from **Property Data Solutions PTY LTD.**

**\$225,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**26 Guava Street,**  
Red Cliffs 3496

**Price \$98,500** Sold 22  
December 2018

**11 Westcliffs Crescent,**  
Red Cliffs 3496

**Price \$120,000** Sold 23 July  
2018

**13 Kiewa Avenue,**  
Red Cliffs 3496

**Price \$190,000** Sold 06 July  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Property Data Solutions PTY LTD.

House

  
**2 beds**

  
**1 baths**

  
**2 parking**

**Burns & Co**

107 Eighth Street,  
Mildura VIC 3500

### Contact agents

 **Adriano Aiello**

03 5023 5000  
0438 075 747

[adriano@burnsandco.com.au](mailto:adriano@burnsandco.com.au)

**Burns & Co**