

# 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

13 Avocat Avenue, Red Cliffs

### Indicative selling price

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

or range between \$125,000 & \$137,000

### Median sale price

Median price

\$240,000

Property type

House

Suburb

Red Cliffs

Period - From

1/2/19

to

1/2/20

Source

Realestate.com.au

### 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. 3 Thomas Street, Red Cliffs	\$135,000	18/9/19
2. 7 Nulla Street, Red Cliffs	\$135,000	10/2/20
3. 9 Nulla Street, Red Cliffs	\$112,000	17/5/19

This Statement of Information was prepared on: 24/3/20