

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 63 Nursery Ridge Road, Red Cliffs Vic 3496

Indicative selling price

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

or range between \$240,000 & \$264,000

Median sale price

Median house price \$212,000

Suburb or
locality Red Cliffs, Vic 3496

Period - From Dec 2017 to Nov 2018

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 27 Lowan Avenue, Red Cliffs Vic 3496	\$298,000	30/06/2018
2 110 Fitzroy Avenue, Red Cliffs Vic 3496	\$275,000	04/11/2018
3 78 Sunnyclyffs Crescent, Red Cliffs Vic 3496	\$245,000	29/03/2018