

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

	Range between	\$440,000	&	\$484,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$235,000	*House	<input checked="" type="checkbox"/>	*unit	<input type="checkbox"/>	Suburb or locality	RED CLIFFS
Period - From	01.04.2017	to	31.03.2018	Source	PRICEFINDER		

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- 465 TWENTIETH STREET, CARDROSS, VIC 3496	\$480,000	02.10.2017
2- 2901 ELEVENTH STREET, IRYMPLE VIC 3498	\$485,000	20.02.2018
3- 354 COCKLIN AVENUE, RED CLIFFS VIC 3496	\$485,300	13.07.2017