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 and postcode

3 Wattle Street Red Cliffs VIC 3496

Indicative selling price

Mediar (*Delete

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

| Single Price | | or range between | \$355,000 | & | \$390,000 |
|---|-----------|---------------------|-----------|---|-----------|
| I n sale price e house or unit as app | blicable) | | | | |

| Median Price | \$255,000 | Prope | erty type | type House | | Suburb | Red Cliffs |
|--------------|-------------|-------|-------------|------------|--------|--------|------------|
| Period-from | 01 Jan 2020 | to | 31 Dec 2020 | | Source | | Corelogic |

Comparable property sales (*Delete A or B below as applicable)

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 |
|---------------------------------------|-----------|--------------|
| 46 Wolfe Road Red Cliffs VIC 3496 | \$405,000 | 11-May-19 |
| 58 Fitzroy Avenue Red Cliffs VIC 3496 | \$370,000 | 31-Jan-20 |
| 3-5 Snowy Avenue Red Cliffs VIC 3496 | \$375,000 | 11-Jan-20 |

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: 19 January 2021



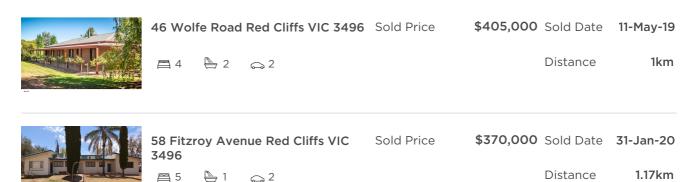
consumer.vic.gov.au



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Notes from your agent

Most comparable in terms of been a large 5 bedroom house. It is on a little over 2 acres, where buyers for that size lot are waiting for them to become available and creates huge competition resulting in a high sale price.



Notes from your agent

Best recent sale to get an understanding where 3 Wattle Street would compare Built in the same era but solid brick. Larger allotment Larger home

RS = Recent sale UN = Undisclosed Sale

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