

## 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 108 Indi Avenue, Red Cliffs Vic 3496

### Indicative selling price

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

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

### Median sale price

Median house price \$212,000 Suburb or locality Red Cliffs Vic 3496  
Period - From Apr 2018 to Mar 2019 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 11 Melia Street, Red Cliffs Vic 3496	\$244,000	01/12/2017
2 21 Lavender Rise, Red Cliffs Vic 3496	\$275,000	21/02/2018
3 1 Chad Court, Red Cliffs Vic 3496	\$235,000	23/11/2018