

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

8 Oombah Street, Red Cliffs VIC 3496

Indicative selling price

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

Single price \$* or range between \$40,000 & \$45,000

Median sale price

Median price

\$85,500

Property type

Vacant Land

Suburb

Red Cliffs

Period - From

01/01/2020

to

31/12/2020

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

| | | |
|----------------------------------|----------|------------|
| 1 682 Woomera Avenue, Red Cliffs | \$55,000 | 16/12/2020 |
| 2 3 Joseph Court, Red Cliffs | \$62,000 | 18/02/2020 |
| 3 18 Joseph Court, Red Cliffs | \$62,000 | 21/09/2020 |

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: 12/02/2021