

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

2 Fitzroy Avenue, Red Cliffs VIC 3496

Indicative selling price

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

range between \$250,000 & \$275,000

Median sale price

Median price \$335,000 Property type House Suburb Red Cliffs

Period - From 1 Oct 2023 to 31 Sep 2024 Source Corelogic

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 14 Eldridge Road, Red Cliffs VIC 3496	\$288,500	29-Jan-24
2 19 Eldridge Road, Red Cliffs VIC 3496	\$325,000	16-Oct-23
3 45 Guava Street, Red Cliffs, VIC 3496	\$295,000	11-Apr-24

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: 2 October 2024