

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

10 Cook Drive, Red Cliffs Vic 3496

Indicative selling price

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

Single price

\$140,000

Median sale price

Median price

\$145,000

Property type

Land

Suburb

Red Cliffs

Period - From

1 Jan 2022

to

31 Dec 2022

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 14 Cook Drive, Red Cliffs Vic 3496 | \$130,000 | 12/12/2021 |
| 2 61 Betty Krake Drive, Red Cliffs Vic 3496 | \$145,000 | 25/10/2022 |
| 3 54 Betty Krake Drive, Red Cliffs Vic 3496 | \$127,000 | 14/11/2022 |

This Statement of Information was prepared on:

17 January 2023