

# 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

6 Ash Court, Red Cliffs VIC 3496

### Indicative selling price

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

range between

\$450,000

&

\$495,000

### Median sale price

Median price

\$337,500

Property type

House

Suburb

Red Cliffs

Period - From

1 Jul 2023

to

30 Jun 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 71 Nursery Ridge Road, Red Cliffs VIC 3500	\$495,000	17/10/2023
2 15 Burdekin Court, Red Cliffs VIC 3496	\$495,000	18/11/2023
3 22 Joseph Court, Red Cliffs VIC 3496	\$480,000	20/05/2024

**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: 10 July 2024