

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 7 Avocat Avenue North, Red Cliffs, VIC 3496

Indicative selling price

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

range between \$140,000 & \$150,000

Median sale price

Median House price \$229,000

Suburb or
locality Red Cliffs

Period - From Aug 2017 to Jul 2018

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
12 Eldridge Road, Red Cliffs, VIC 3496	\$172,000	11/01/2017
4 Tecoma Street, Red Cliffs, VIC 3496	\$190,000	04/12/2017
5 Kiewa Avenue, Red Cliffs, VIC 3496	\$167,500	04/12/2017