

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**183 Mellis Street,  
RED CLIFFS 3496**

### Indicative selling price

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

**Range \$194,000 - \$213,000**

### Median sale price

Median **House** for **RED CLIFFS** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

**\$225,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**223 Myall Street,**  
Cardross 3496

**Price \$212,500** Sold 24 May  
2018

**180 Belar Avenue,**  
Red Cliffs 3496

**Price \$218,000** Sold 28  
March 2018

**435 Twenty Second Street,**  
Cardross 3496

**Price \$190,000** Sold 09  
January 2018

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



4 beds



1 bath



2 parking

### PRDnationwide Mildura

119 Langtree Avenue,  
Mildura VIC 3500

### Contact agents



**Sonia Muttock**  
PRDnationwide

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**PRD nationwide**