

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

25 TAMBO ROAD RED CLIFFS VIC 3496

Indicative selling price

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

Single price \$ or range between \$220,000 & \$240,000

Median sale price

Median price \$362,500 Property type House Suburb Red Cliffs

Period - From 1 May 2024 to 30 Apr 2025 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
106 FITZROY AVENUE RED CLIFFS VIC 3496	\$257,000	18-Feb-25
32 LAUREL STREET RED CLIFFS VIC 3496	\$230,000	23-Jan-25
13 KAURI STRET RED CLIFFS VIC 3496	\$235,000	25-Jun-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: 08 May 2025