

# 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

27 Fitzroy Avenue, 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

\$369,000

&

\$399,000

### Median sale price

Median price

\$365,000

Property type

House

Suburb

Red Cliffs

Period - From

1 Mar 2024

to

28 Feb 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
1 4 Guava Street, Red Cliffs VIC 3496	\$395,000	21/07/2024
2 71 Nardoo Street, Red Cliffs VIC 3496	\$425,000	04/03/2025
3 35 Nardoo Street, Red Cliffs VIC 3496	\$355,000	14/04/2024

**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: 27 March 2025