

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

4 BELL COURT RED CLIFFS VIC 3496

Indicative selling price

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

Single price

\$185,000

or range between

\$

&

\$

Median sale price

Median price

\$140,000

Property type

Land

Suburb

Red Cliffs

Period - From

1 Oct 2024

to

30 Sep 2025

Source

Cotality

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
56 BETTY KRKE DRIVE RED CLIFFS VIC 3496	\$170,000	06-Nov-24
63 BETTY KRAKE DRIVE RED CLIFFS VIC 3496	\$145,000	02-Dec-24
4 WILDFLOWER COURT RED CLIFFS VIC 3496	\$145,000	03-Jul-25

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:

14 October 2025
