

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 and postcode 6 SUTTERBY PLACE, Red Cliffs, VIC 3496

Indicative selling price

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

Single Price \$530,000

Median sale price

Median price \$417,500 Property Type House Suburb Red Cliffs (3496)

Period - From 04/07/2024 to 04/07/2025 Source Pricefinder

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
4 GOULD PARADE, RED CLIFFS VIC 3496	\$570,000	24/07/2024
5 MCGLASHAN STREET, RED CLIFFS VIC 3496	\$575,000	28/02/2025
2 SUTTERBY PLACE, RED CLIFFS VIC 3496	\$570,000	20/03/2025

This Statement of Information was prepared on: 04/07/2025