

# 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

7 Golden Grove, 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

\$300,000

&

\$330,000

### Median sale price

Median price

\$282,500

Property type

Unit

Suburb

Red Cliffs

Period - From

1 Aug 2023

to

31 July 2024

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 1/5-6 Golden Grove, Red Cliffs VIC 3496	\$330,000	01/02/2024
2 26 Ovens Avenue, Red Cliffs VIC 3496	\$340,000	23/05/2024
3 1 Tecoma Street, Red Cliffs VIC 3496	\$365,000	24/09/2023

**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: 13 August 2024