

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

Lots 1 to 50, Ambassador Estate, Red Cliffs Vic 3496
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Indicative selling price

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

Price list attached

Median sale price

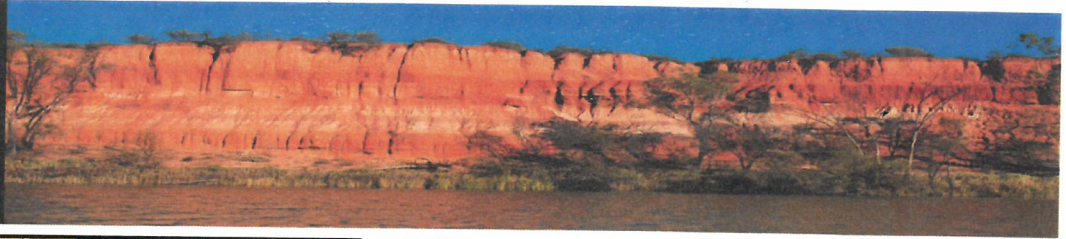
Median price	<table border="1"><tr><td>\$100,000</td></tr></table>	\$100,000	Property type	<table border="1"><tr><td>Land</td></tr></table>	Land	Suburb	<table border="1"><tr><td>Red Cliffs</td></tr></table>	Red Cliffs
\$100,000								
Land								
Red Cliffs								
Period - From	<table border="1"><tr><td>1 Aug 2020</td></tr></table>	1 Aug 2020	to	<table border="1"><tr><td>31 Jul 2021</td></tr></table>	31 Jul 2021	Source	<table border="1"><tr><td>Corelogic</td></tr></table>	Corelogic
1 Aug 2020								
31 Jul 2021								
Corelogic								

Comparable property sales

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:

9 August 2021



STAGE 1				
LOT NO.	STREET NAME	SIZE	PRICE	STATUS
1		1745	\$165,000	SOLD
2		1295	\$160,000	
3		1108	\$150,000	
4		920	\$145,000	
5		714	\$135,000	
6		702	\$135,000	
7		728	\$130,000	
8		1322	\$160,000	SOLD
9		994	\$150,000	
10		1229	\$160,000	
11		1180	\$150,000	
12		649	\$130,000	
13		622	\$130,000	
14		645	\$130,000	
15		660	\$130,000	
16		630	\$130,000	
17		902	\$145,000	
18		969	\$148,000	
20		638	\$130,000	
21		630	\$130,000	
22		656	\$130,000	
23		623	\$130,000	
42		687	\$130,000	
43		687	\$130,000	
44		687	\$130,000	

45		687	\$130,000	
46		687	\$130,000	SOLD
47		743	\$135,000	SOLD
48		750	\$135,000	
49		894	\$140,000	SOLD
50		1000	\$148,000	SOLD

STAGE 2				
LOT NO.	STREET NAME	SIZE	PRICE	STATUS
24		576	\$115,000	
25		576	\$115,000	
26		607	\$115,000	
27		747	\$125,000	
28		739	\$125,000	
29		741	\$125,000	
30		729	\$125,000	
31		748	\$125,000	
32		895	\$135,000	
33		744	\$125,000	
34		745	\$125,000	
35		748	\$125,000	SOLD
36		823	\$135,000	SOLD
37		807	\$135,000	
38		739	\$125,000	
39		743	\$125,000	
40		746	\$125,000	
41		687	\$120,000	