

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

15 Lavender Rise, Red Cliffs Vic 3496

Indicative selling price

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

range between \$395,000 & \$430,000

Median sale price

Median price \$230,000 Property type House Suburb Red Cliffs

Period - From 1 Dec 2018 to 30 Nov 2019 Source Corelogic

Comparable property sales

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 6 Lever Jary Court, Red Cliffs Vic 3496	\$431,000	08/11/2019
2 12 Lavender Rise, Red Cliffs Vic 3496	\$375,000	13/11/2018
3 18 Melia Street, Red Cliffs Vic 3496	\$385,000	01/02/2019

This Statement of Information was prepared on: 4 December 2019