

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

3 Snowy Avenue, Red Cliffs Vic 3496

Indicative selling price

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

range between

\$380,000

 &

\$418,000

Median sale price

Median price

\$230,000

 Property type

House

 Suburb

Red Cliffs

Period - From

1 Nov 2018

 to

31 Oct 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
1 752 Cocklin Avenue, Red Cliffs Vic 3496	\$524,449	08/05/2019
2 20C Snowy Avenue, Red Cliffs Vic 3496	\$452,000	12/04/2019
3 45 Leachs Road, Red Cliffs Vic 3496	\$430,000	01/05/2019

This Statement of Information was prepared on:

8 November 2019
