

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

113 Jacaranda Street, Red Cliffs VIC 3496

Indicative selling price

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

range between \$170,000 & \$187,000

Median sale price

Median price \$323,500 Property type House Suburb Red Cliffs

Period - From 1 Sept 2022 to 31 Aug 2023 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
1 111 Jacaranda Street, Red Cliffs VIC 3496	\$195,000	09/03/2023
2 7 Latrobe Avenue, Red Cliffs VIC 3496	\$193,000	12/01/2023
3 3 Murray Court, Red Cliffs VIC 3496	\$180,000	22/05/2023

This Statement of Information was prepared on: 6 September 2023