

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 and
postcode

241 BULOKE STREET RED CLIFFS VIC 3496

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$975,000

&

\$1,072,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$334,000

Property type

House

Suburb

Red Cliffs

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

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

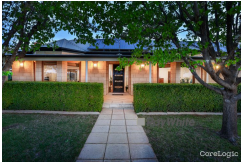
Date of sale

72 KEATING AVENUE NICHOLS POINT VIC 3501	\$1,070,000	14-Oct-22
63 FIRST STREET NICHOLS POINT VIC 3501	\$990,000	30-Nov-22
465 TWENTIETH STREET CARDROSS VIC 3496	\$1,020,000	21-Aug-23

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 February 2024

**72 KEATING AVENUE NICHOLS
POINT VIC 3501**

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Sold Price **\$1,070,000** Sold Date **14-Oct-22**Distance **9.33km****63 FIRST STREET NICHOLS POINT
VIC 3501**

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Sold Price **\$990,000** Sold Date **30-Nov-22**Distance **9.52km****465 TWENTIETH STREET
CARDROSS VIC 3496**

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Sold Price **\$1,020,000** Sold Date **21-Aug-23**Distance **9.63km**

RS = Recent sale

UN = Undisclosed Sale

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