

# 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

44 Fitzroy Avenue, Red Cliffs VIC 3496

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$325,000 & \$355,000

### Median sale price

Median price \$330,000 Property type House Suburb Red Cliffs

Period - From 1 Oct 2022 to 30 Sept 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 19 Eldridge Road, Red Cliffs VIC 3496	\$325,000	16/10/2023
2 2 Wattle Street, Red Cliffs VIC 3496	\$360,000	04/09/2023
3 67 Nursery Ridge Road, Red Cliffs VIC 3496	\$320,000	08/06/2023

This Statement of Information was prepared on: 31 October 2023