

## 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

89 Indi 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$225,000

&

\$247,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$255,000

Property type

House

Suburb

Red Cliffs

Period-from

01 Feb 2020

to

31 Jan 2021

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

9 Boree Street Red Cliffs VIC 3496	\$237,250	12-Nov-19
1 Elinda Court Red Cliffs VIC 3496	\$250,000	10-May-20
60 Jamieson Avenue Red Cliffs VIC 3496	\$240,000	14-May-19

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.~~

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**9 Boree Street Red Cliffs VIC 3496** Sold Price **\$237,250** Sold Date **12-Nov-19**  
 Distance **0.05km**  
 3 beds 1 bathroom 1 car



**1 Elinda Court Red Cliffs VIC 3496** Sold Price **\$250,000** Sold Date **10-May-20**  
 Distance **0.21km**  
 3 beds 1 bathroom 2 cars



**60 Jamieson Avenue Red Cliffs VIC 3496** Sold Price **\$240,000** Sold Date **14-May-19**  
 Distance **0.4km**  
 3 beds 1 bathroom 3 cars

RS = Recent sale      UN = Undisclosed Sale

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