

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

3 Wattle 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

\$355,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$255,000

Property type

House

Suburb

Red Cliffs

Period-from

01 Jan 2020

to

31 Dec 2020

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

46 Wolfe Road Red Cliffs VIC 3496	\$405,000	11-May-19
58 Fitzroy Avenue Red Cliffs VIC 3496	\$370,000	31-Jan-20
3-5 Snowy Avenue Red Cliffs VIC 3496	\$375,000	11-Jan-20

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: 19 January 2021

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46 Wolfe Road Red Cliffs VIC 3496 Sold Price **\$405,000** Sold Date **11-May-19**

 4  2  2

Distance **1km**



58 Fitzroy Avenue Red Cliffs VIC 3496 Sold Price **\$370,000** Sold Date **31-Jan-20**

 5  1  2

Distance **1.17km**

Notes from your agent

Most comparable in terms of been a large 5 bedroom house.
 It is on a little over 2 acres, where buyers for that size lot are waiting for them to become available and creates huge competition resulting in a high sale price.



3-5 Snowy Avenue Red Cliffs VIC 3496 Sold Price **\$375,000** Sold Date **11-Jan-20**

 6  2  4

Distance **1.79km**

Notes from your agent

Best recent sale to get an understanding where 3 Wattle Street would compare
 Built in the same era but solid brick.
 Larger allotment
 Larger home

RS = Recent sale UN = Undisclosed Sale

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