

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

3 Cufari Drive, Red Cliffs VIC 3496

Indicative selling price

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

range between \$530,000 & \$580,000

Median sale price

Median price

\$368,750

Property type

House

Suburb

Red Cliffs

Period - From

1 Jul 2024

to

30 Jun 2025

Source

Cotality

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 Lavender Rise, Red Cliffs VIC 3496	\$510,000	24/03/2025
2 16 Lavender Rise, Red Cliffs VIC 3496	\$531,000	18/02/2025
3 2 Ella-Mae Court, Red Cliffs VIC 3496	\$510,000	24/03/2025

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: 29 July 2025