

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

9 JOSEPH COURT 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	\$680,000	&	\$748,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$411,500	Property type	House	Suburb	Red Cliffs
Period-from	01 Jan 2025	to	31 Dec 2025	Source	Cotality

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
8 JOSEPH COURT RED CLIFFS VIC 3496	\$615,000	11-Apr-25
5 JOSEPH COURT RED CLIFFS VIC 3496	\$645,500	05-Jun-25
40 BETTY KRAKE DRIVE RED CLIFFS VIC 3496	\$700,000	10-Dec-25

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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8 JOSEPH COURT RED CLIFFS VIC 3496 Sold Price

\$615,000 Sold Date **11-Apr-25**

 4  2  2

Distance **0.02km**



5 JOSEPH COURT RED CLIFFS VIC 3496 Sold Price

\$645,500 Sold Date **05-Jun-25**

 4  2  2

Distance **0.06km**



40 BETTY KRAKE DRIVE RED CLIFFS VIC 3496

Sold Price

RS \$700,000 Sold Date **10-Dec-25**

 4  2  2

Distance **0.45km**

RS = Recent sale **UN** = Undisclosed Sale

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