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	10 GOLDEN GROVE 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	$515,000	&	$566,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$413,000	Property type	House	Suburb	Red Cliffs
Period-from	01 Feb 2025	to	31 Jan 2026	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
2 ELLA-MAE COURT RED CLIFFS VIC 3496	$541,500	29-May-25
1 PETER CLOSE RED CLIFFS VIC 3496	$555,000	05-Feb-26
10 VOULLAIRE DRIVE RED CLIFFS VIC 3496	$555,000	26-Mar-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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2 ELLA-MAE COURT RED CLIFFS VIC 3496

3 2 2

Sold Price **$541,500** Sold Date **29-May-25**

Distance **0.27km**

1 PETER CLOSE RED CLIFFS VIC 3496

3 2 2

Sold Price RS **$555,000** Sold Date **05-Feb-26**

Distance **0.35km**

10 VOULLAIRE DRIVE RED CLIFFS VIC 3496

3 2 2

Sold Price **$555,000** Sold Date **26-Mar-25**

Distance **0.95km**

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

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