

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

14 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

\$155,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$147,500

Property type

Land

Suburb

Red Cliffs

Period-from

01 Aug 2025

to

31 Jul 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

5 WARATAH DRIVE RED CLIFFS VIC 3496	\$100,000	18-Jun-26
90 FITZROY AVENUE RED CLIFFS VIC 3496	\$150,000	23-Feb-26
27 ROY HARRIS LOOP RED CLIFFS VIC 3496	\$147,000	14-Apr-26

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: 14 August 2026

Dominic Mezzatesta

M 0456588682

E dmezzatesta@barryplant.com.au



**5 WARATAH DRIVE RED CLIFFS
VIC 3496**

 -  -  -

Sold Price

\$100,000

Sold Date

18-Jun-26

Distance

0.18km



**90 FITZROY AVENUE RED CLIFFS
VIC 3496**

 -  -  -

Sold Price

\$150,000

Sold Date

23-Feb-26

Distance

0.45km



**27 ROY HARRIS LOOP RED CLIFFS
VIC 3496**

 3  2  -

Sold Price

\$147,000

Sold Date

14-Apr-26

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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