

RT Edgar

STATEMENT OF INFORMATION

20 October 2017

Property offered for sale

13 Goondiwindi Avenue, Clifton Springs. VIC 3222

Indicative selling price

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

Range
between \$410,000 & \$450,000

Median sale price

Median price	\$385,000	House	X	Unit	Suburb or locality	Clifton Springs
Period - From	01/04/2017	to	30/06/2017	Source	REIV	

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Ocean Grove estate agent and Richard Poynder consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 11 Goondiwindi Avenue, Clifton Springs	\$465,000	13/01/2017
2 11 Karrin Court, Clifton Springs	\$442,000	25/01/2017
3 74 Yarramundi Drive, Clifton Springs	\$429,000	07/09/2017