

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

16 Bukatilla Avenue Clifton Springs VIC 3222

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$280,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$235,000

*House

*Unit

Suburb

Clifton Springs

Period-from

01 May 2018

to

30 Apr 2019

Source

Corelogic

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

54 Bunganowee Drive Clifton Springs VIC 3222	\$263,000	23-Jul-18
123 Beacon Point Road Clifton Springs VIC 3222	\$280,000	17-Oct-18
3 Kanyanya Avenue Clifton Springs VIC 3222	\$300,000	15-Mar-18

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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54 Bunganowee Drive Clifton Springs VIC 3222

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Sold Price

\$263,000

Sold Date

23-Jul-18

Distance

0.67km

123 Beacon Point Rd Clifton Springs



123 Beacon Point Road Clifton Springs VIC 3222

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  -
  -

Sold Price

\$280,000

Sold Date

17-Oct-18

Distance

1.17km



3 Kanyanya Avenue Clifton Springs VIC 3222

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  -
  -

Sold Price

\$300,000

Sold Date

15-Mar-18

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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