

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

12 Labulla Court 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

or range
between

\$840,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Clifton Springs

Period-from

01 Nov 2019

to

31 Oct 2020

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

15 Bliss Way Curlewis VIC 3222	\$890,000	30-Sep-20
163 Oceania Drive Curlewis VIC 3222	\$910,000	31-Aug-19
4 Caravel Avenue Clifton Springs VIC 3222	\$905,000	19-Nov-19

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: 13 November 2020

THIS PROPERTY IS OPEN FOR INSPECTION

Please view our open for inspection guidelines prior to inspecting this property.



/ A maximum of 5 people will be allowed to inspect the property at a time
/ We will apply a 'one-in' and 'one-out' rule for numbers over 5

www.stockdaleleggo.com.au/blog/home/open-home-guidelines

15 Bliss Way Curlewis VIC 3222

 4  3  4

Sold Price

^{RS}

\$890,000

Sold Date

30-Sep-20

Distance

1.35km



163 Oceania Drive Curlewis VIC 3222

 4  2  2

Sold Price

\$910,000

Sold Date

31-Aug-19

Distance

1.66km



4 Caravel Avenue Clifton Springs VIC 3222

 4  2  2

Sold Price

\$905,000

Sold Date

19-Nov-19

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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