

## 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

17 PARKWAY PLACE, CLIFTON SPRINGS, VIC 3222

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$540,000 to \$555,000

### Median sale price

Median price

\$410,500

House

X

Unit

Suburb

CLIFTON SPRINGS

Period

01 January 2017 to 31 December 2017

Source

  
pricefinder

### Comparable property sales

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
20 WINTERSUN CRT, CLIFTON SPRINGS, VIC 3222	*\$580,000	07/07/2017
76 DANDARRIGA DR, CLIFTON SPRINGS, VIC 3222	\$560,000	26/02/2017
17 TAKANNA AVE, CLIFTON SPRINGS, VIC 3222	\$535,000	22/09/2016