



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 13 Labulla Court, CLIFTON SPRINGS 3222

### Indicative selling price

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

**Range \$410,000 - \$450,000**

### Median sale price

Median **House** for **CLIFTON SPRINGS** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

**\$430,000**

### 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 the most comparable to the property for sale.

**47 Panpandi Dr,**  
Clifton Springs 3222

**Price \$420,000** Sold 27 May 2018

**19 Carapooka Ave,**  
Clifton Springs 3222

**Price \$437,000** Sold 14 May 2018

**88 Bunganowee Dr,**  
Clifton Springs 3222

**Price \$445,000** Sold 10 November 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Team 3216 Pty Ltd t/as Hayeswinckle Agent

79 Barrabool Road,  
Highton VIC 3216

### Contact agents



**Grace Borg**

03 529 73888  
0416 646 047

[grace.borg@hayeswinckle.com.au](mailto:grace.borg@hayeswinckle.com.au)



**Michaela Miller**

03 529 73888  
0412 461 195

[michaela.miller@hayeswinckle.com.au](mailto:michaela.miller@hayeswinckle.com.au)

[hayeswinckle]