

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

47 Dandarriga Drive 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

House

Suburb

Clifton Springs

Period-from

01 Oct 2018

to

30 Sep 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

49 Beacon Point Road Clifton Springs VIC 3222	\$565,000	01-Mar-19
14 Delungra Avenue Clifton Springs VIC 3222	\$576,000	23-Jun-18
18 Goondiwindi Avenue Clifton Springs VIC 3222	\$590,000	02-Oct-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.~~

This Statement of Information was prepared on: 15 October 2019



49 Beacon Point Road Clifton Springs VIC 3222

3 2 2

Sold Price

\$565,000

Sold Date

01-Mar-19

Distance

0.38km



14 Delungra Avenue Clifton Springs VIC 3222

3 2 2

Sold Price

\$576,000

Sold Date

23-Jun-18

Distance

0.91km



18 Goondiwindi Avenue Clifton Springs VIC 3222

3 2 4

Sold Price

\$590,000

Sold Date

02-Oct-18

Distance

2.33km

RS = Recent sale

UN = Undisclosed Sale

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