

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

3 GANGE PLACE 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

\$425,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Land

Suburb

Clifton Springs

Period-from

01 Apr 2022

to

31 Mar 2023

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

12 KANYANYA AVENUE CLIFTON SPRINGS VIC 3222	\$540,000	31-Jan-23
18 BUKATILLA AVENUE CLIFTON SPRINGS VIC 3222	\$520,000	30-Jun-22
6 TURANA AVENUE CLIFTON SPRINGS VIC 3222	\$415,000	06-Apr-22

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: 06 April 2023



12 KANYANYA AVENUE CLIFTON SPRINGS VIC 3222

Sold Price

^{RS}

\$540,000

Sold Date

31-Jan-23



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-

Distance

2.61km



18 BUKATILLA AVENUE CLIFTON SPRINGS VIC 3222

Sold Price

\$520,000

Sold Date

30-Jun-22



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-



-

Distance

1.81km



6 TURANA AVENUE CLIFTON SPRINGS VIC 3222

Sold Price

\$415,000

Sold Date

06-Apr-22



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Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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