

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 or
locality and postcode

40 Delungra Avenue, 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

\$525,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$483,000

*House

X

*Unit

Suburb
or locality

Clifton Springs

Period - From

1st June 2018

to

27th June 2019

Source

Realestate.com.au

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
5 Coorumby Avenue, Clifton Springs	\$550,000	5 th May 2019
22 Barongarook Drive, Clifton Springs	\$539,000	17 th April 2019
14 Delungra Avenue, Clifton Springs	\$576,000	27 th June 2018