

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

13 Kanyanya Ave, 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

\$560,000

&

\$610,000

Median sale price

Median price

\$485,000

Property type

House

Suburb

Clifton Springs

Period - From

Feb 19

to

Feb 20

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 |
|------------------------------------|-----------|--------------|
| 1 18 Andale Avenue, Curlewis | \$575,000 | 22/12/19 |
| 2 5 Kewarra Drive, Clifton Springs | \$575,000 | 8/10/19 |
| 3 20 Streeton Way, Clifton Sprins | \$570,000 | 12/03/19 |

This Statement of Information was prepared on: 27th February 2020