



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**23 Kanyanya Ave,
CLIFTON SPRINGS 3222**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$465,000 - \$510,000

Median sale price

Median **House** for **CLIFTON SPRINGS** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

\$452,500

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.

6 Adina Way,
Clifton Springs 3222

Price \$502,000 Sold 11
November 2018

13 Carapooka Ave,
Clifton Springs 3222

Price \$500,000 Sold 24
March 2018

22 Mirrabooka Dr,
Clifton Springs 3222

Price \$490,000 Sold 28 May
2019

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 3222 Pty Ltd t/as
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Contact agents



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