

RT Edgar

STATEMENT OF INFORMATION

27 February 2019

Property offered for sale

39 Bay Shore Avenue, Clifton Springs VIC 3222

Indicative selling price

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

Range between \$430,000 and \$460,000

Median sale price

Median Price \$472,000 Suburb or locality Clifton Springs Property Type House

Period From Oct 2018 to Dec 2018 Source REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Bellarine estate agents and Chris Schumann consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
65 Bay Shore Ave, Clifton Springs VIC 3222	\$425,000	02/06/2018
36 Bay Shore Ave, Clifton Springs VIC 3222	\$445,000	30/06/2018
37 Waulu Avenue, Clifton Springs VIC 3222	\$449,000	19/10/2018