

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**7 ACHILPA AVENUE, CLIFTON SPRINGS,** 3 1 2

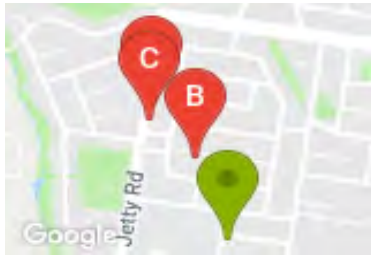
#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$439,000**

Provided by: David Villarosa, Villarosa Real Estate

### MEDIAN SALE PRICE



**CLIFTON SPRINGS, VIC, 3222**

Suburb Median Sale Price (House)

**\$471,000**

01 January 2018 to 31 December 2018

Provided by: pricefinder

### COMPARABLE PROPERTIES

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.



**35 JETTY RD, CLIFTON SPRINGS, VIC 3222**

3 1 3

Sale Price

**\*\$425,000**

Sale Date: 14/03/2019

Distance from Property: 534m



**12 KAWANA CRT, CLIFTON SPRINGS, VIC 3222**

3 2 -

Sale Price

**\$460,000**

Sale Date: 06/12/2018

Distance from Property: 312m



**41 JETTY RD, CLIFTON SPRINGS, VIC 3222**

3 1 2

Sale Price

**\$493,000**

Sale Date: 23/11/2018

Distance from Property: 498m



This report has been compiled on 18/03/2019 by Villarosa Real Estate. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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