

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

37 Clear Water Drive 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)

_____ or range between \$340,000 & \$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$280,000 Property type Land Suburb Clifton Springs
Period-from 01 Mar 2019 to 29 Feb 2020 Source Corelogic

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
13 Tingara Court Clifton Springs VIC 3222	\$350,000	01-Aug-19
48 Narawi Avenue Clifton Springs VIC 3222	\$360,000	23-Apr-19
26 Sailfish Crescent Curlewis VIC 3222	\$400,000	17-Apr-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 27 March 2020



13 Tingara Court Clifton Springs VIC 3222 Sold Price **\$350,000** Sold Date **01-Aug-19**

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Distance **1.09km**



48 Narawi Avenue Clifton Springs VIC 3222 Sold Price **\$360,000** Sold Date **23-Apr-19**

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Distance **1.22km**



26 Sailfish Crescent Curlewis VIC 3222 Sold Price **\$400,000** Sold Date **17-Apr-19**

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Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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