

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

11 PANPANDI 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)

Single Price

or range
between

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Clifton Springs

Period-from

01 Mar 2023

to

29 Feb 2024

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

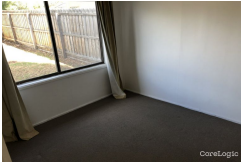
Date of sale

36 KANYANYA AVENUE CLIFTON SPRINGS VIC 3222	520000	12-Sep-23
8 BARRANDS LANE CLIFTON SPRINGS VIC 3222	532500	05-Feb-24
36 BUNGANOWEE DRIVE CLIFTON SPRINGS VIC 3222	548000	20-Feb-24

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: 21 March 2024


36 KANYANYA AVENUE CLIFTON SPRINGS VIC 3222
 3  1  4

Sold Price

520000

Sold Date

12-Sep-23

Distance

1.89km

8 BARRANDS LANE CLIFTON SPRINGS VIC 3222
 3  1  1

Sold Price

532500

Sold Date

05-Feb-24

Distance

0.93km

36 BUNGANOWEE DRIVE CLIFTON SPRINGS VIC 3222
 3  1  1

Sold Price

^{RS} **548000**

Sold Date

20-Feb-24

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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