



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 19 Edgewater Drive, CLIFTON SPRINGS 3222

### Indicative selling price

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

**Range \$990,000 - \$1,089,000**

### Median sale price

Median **House** for **CLIFTON SPRINGS** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

**\$430,000**

### 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.

**21 Wintersun Crt,**  
Clifton Springs 3222

**Price \$942,000** Sold 31  
March 2017

**31 Edgewater Dr,**  
Clifton Springs 3222

**Price \$985,000** Sold 10  
April 2018

**14 Edgewater Dr,**  
Clifton Springs 3222

**Price \$900,000** Sold 26  
January 2018

### 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 3216 Pty Ltd t/as  
Hayeswinckle Agent**

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### Contact agents



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