

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 Derribong Way 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

\$539,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$476,250

Property type

House

Suburb

Clifton Springs

Period-from

01 Feb 2019

to

31 Jan 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

47 Dandarriga Drive Clifton Springs VIC 3222	\$545,000	24-Jan-20
5 Coorumby Avenue Clifton Springs VIC 3222	\$550,000	06-Apr-19
10 Gumbowie Avenue Clifton Springs VIC 3222	\$540,000	02-Oct-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: 28 February 2020

**47 Dandarriga Drive Clifton Springs
VIC 3222**

3 2 2

Sold Price

\$545,000^{UN}

Sold Date

24-Jan-20

Distance

0.19km**5 Coorumbie Avenue Clifton Springs
VIC 3222**

4 2 2

Sold Price

\$550,000

Sold Date

06-Apr-19

Distance

0.37km**10 Gumbowie Avenue Clifton
Springs VIC 3222**

3 2 2

Sold Price

\$540,000

Sold Date

02-Oct-19

Distance

0.47km**RS** = Recent sale**UN** = Undisclosed Sale

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