

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 or
locality and postcode

30 Lacoora Avenue, Clifton Springs Vic 3222

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$950,000

Median sale price*

Median price

Property Type

Suburb

Clifton Springs

Period - From

to

Source

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
1	58 Clear Water Dr CLIFTON SPRINGS 3222	\$1,000,000	14/06/2022
2	41 Duke St DRYSDALE 3222	\$975,000	31/10/2022
3	4 Carmel Av CLIFTON SPRINGS 3222	\$915,000	24/10/2022

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:

16/02/2023 13:20

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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Indicative Selling Price

\$950,000

No median price available



 5  3  2

Property Type: House

Land Size: 670 sqm approx

Agent Comments

Comparable Properties

58 Clear Water Dr CLIFTON SPRINGS 3222 (VG)

Agent Comments

 3  -  -

Price: \$1,000,000

Method: Sale

Date: 14/06/2022

Property Type: House (Res)

Land Size: 604 sqm approx



41 Duke St DRYSDALE 3222 (REI)

Agent Comments

 4  2  2

Price: \$975,000

Method: Private Sale

Date: 31/10/2022

Property Type: House

Land Size: 663 sqm approx

4 Carmel Av CLIFTON SPRINGS 3222 (VG)

Agent Comments

 4  -  -

Price: \$915,000

Method: Sale

Date: 24/10/2022

Property Type: House (Res)

Land Size: 700 sqm approx

Account - Charles Stewart Geelong | P: 03 5226 6100 | F: 03 52266 111