### 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

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$950,000

#### Median sale price\*

Median price	Pro	operty Type		S	Suburb	Clifton Springs
Period - From	to		Sol	urce		

#### 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.

Ado	dress 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.



# STEWART

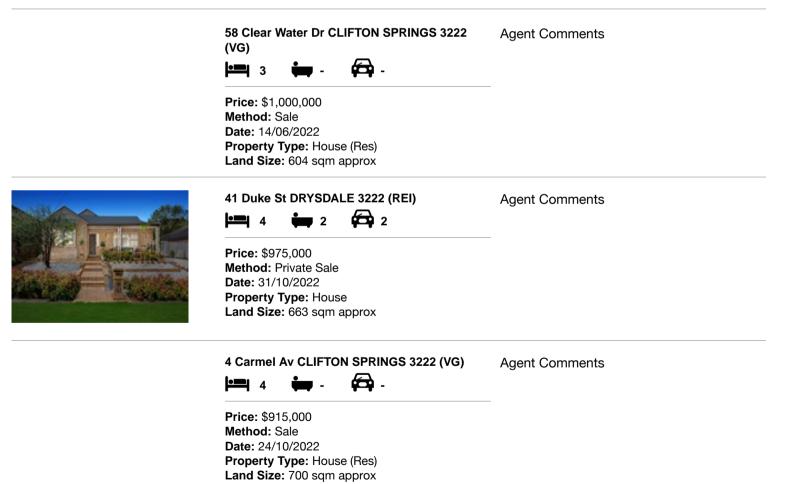




**Property Type:** House Land Size: 670 sqm approx Agent Comments Andrew Rice 03 52266100 0457 105500 arice@charlesstewart.com.au

> Indicative Selling Price \$950,000 No median price available

## **Comparable Properties**



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



propertydata

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