# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	19 Barongarook Drive, Clifton Springs Vic 3222
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between \$640,000 & \$700,000	Range between	\$640,000	&	\$700,000
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#### Median sale price

Median price	\$671,000	Pro	perty Type	House		Suburb	Clifton Springs
Period - From	01/07/2023	to	30/06/2024		Source	REIV	

## 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

Add	dress of comparable property	Price	Date of sale
1	11 Camberwarra Av CLIFTON SPRINGS 3222	\$680,000	19/12/2023
2	14 Coorumby Av CLIFTON SPRINGS 3222	\$680,000	29/05/2023
3	17 Camberwarra Av CLIFTON SPRINGS 3222	\$672,000	28/04/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	09/10/2024 11:56











**Property Type:** House (Res) **Land Size:** 653 sqm approx Agent Comments

Indicative Selling Price \$640,000 - \$700,000 Median House Price Year ending June 2024: \$671,000

# Comparable Properties



11 Camberwarra Av CLIFTON SPRINGS 3222

(REI/VG)

**-**3

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**-** 1



Price: \$680,000 Method: Private Sale Date: 19/12/2023 Property Type: House Land Size: 626 sqm approx

14 Coorumby Av CLIFTON SPRINGS 3222 (REI/VG)

(REI/VG)







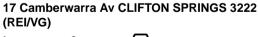
Price: \$680,000 Method: Private Sale Date: 29/05/2023

**Property Type:** House (Res) **Land Size:** 588 sqm approx

Agent Comments

**Agent Comments** 

Agent Comments





Price: \$672,000

Date: 28/04/2023 Property Type: House Land Size: 615 sqm approx

Method: Private Sale

Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326





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