

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

19 Barongarook Drive, Clifton Springs Vic 3222

Indicative selling price

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

Range between \$640,000 & \$700,000

Median sale price

Median price \$671,000 Property 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	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 comparable properties 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 Agent Comments
(REI/VG)



Price: \$680,000

Method: Private Sale

Date: 19/12/2023

Property Type: House

Land Size: 626 sqm approx



14 Coorumbly Av CLIFTON SPRINGS 3222 Agent Comments
(REI/VG)



Price: \$680,000

Method: Private Sale

Date: 29/05/2023

Property Type: House (Res)

Land Size: 588 sqm approx



17 Camberwarra Av CLIFTON SPRINGS 3222 Agent Comments
(REI/VG)



Price: \$672,000

Method: Private Sale

Date: 28/04/2023

Property Type: House

Land Size: 615 sqm approx

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