

Simone Bonney

M 03 5257 1778

E simone@nevillerichards.com.au

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

33 Kanyanya Avenue Clifton Springs VIC 3222

 3  1  1

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting
Price Range \$449,000-\$469,000

Median Sale Price

\$462,000 Houses in Clifton springs between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



9 Amarina Road Clifton Springs VIC 3222	Sold Price	\$431,000	Sold Date	01-Feb-19
 3  1  1			Distance	1.31km



7 Bahloo Avenue Clifton Springs VIC 3222	Sold Price	\$450,000	Sold Date	29-Dec-18
 3  1  1			Distance	1.43km



9 Bahloo Avenue Clifton Springs VIC 3222	Sold Price		Sold Date	27-Sep-18
 3  2  3			Distance	1.44km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.