



# Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**75 Country Club Drive,  
CLIFTON SPRINGS 3222**

House

3 beds

1 baths

2 parking

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$439,000 - \$479,000**

## Median sale price

Median **House** for **CLIFTON SPRINGS** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$487,500**

## Comparable property sales

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 the most comparable to the property for sale.

**40 Beacon Point Road,**  
Clifton Springs 3222

**Price \$435,000** Sold 27  
November 2019

**98 County Club Drive,**  
Clifton Springs 3222

**Price \$489,000** Sold 20  
November 2019

**85 Country Club Drive,**  
Clifton Springs 3222

**Price \$465,000** Sold 21  
August 2019

This Statement of Information was prepared on 10th Jan 2020

## Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

**Team 3219 Pty Ltd t/as  
Hayeswinckle Agent**

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## Contact agents



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