

# STATEMENT OF INFORMATION

53 BEACON POINT ROAD, CLIFTON SPRINGS, VIC 3222

PREPARED BY THE TRUSTEE FOR PAVILION PROPERTY GROUP PTY LTD



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**53 BEACON POINT ROAD, CLIFTON**

 3  1  2

**Indicative Selling Price**

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

**Price Range: \$410,000 to \$450,000**

Provided by: Alicia Place, The Trustee for Pavilion Property Group Pty Ltd

## MEDIAN SALE PRICE



**CLIFTON SPRINGS, VIC, 3222**

**Suburb Median Sale Price (House)**

**\$417,500**

01 April 2017 to 30 June 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**34 COOLANGATTA DR, CLIFTON SPRINGS, VIC**

 3  1  1

**Sale Price**

**\$420,000**

Sale Date: 26/01/2017

Distance from Property: 346m



**168 COUNTRY CLUB DR, CLIFTON SPRINGS,**

 3  2  2

**Sale Price**

**\$440,000**

Sale Date: 05/04/2017

Distance from Property: 1.1km



**4 CLEAR WATER DR, CLIFTON SPRINGS, VIC**

 3  2  2

**Sale Price**

**\$437,000**

Sale Date: 01/03/2017

Distance from Property: 790m



This report has been compiled on 28/09/2017 by The Trustee for Pavilion Property Group Pty Ltd. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

53 BEACON POINT ROAD, CLIFTON SPRINGS, VIC 3222

Indicative selling price

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

Price Range:

\$410,000 to \$450,000

Median sale price

Median price

\$417,500

House

X

Unit


Suburb

CLIFTON SPRINGS

Period

01 April 2017 to 30 June 2017

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
34 COOLANGATTA DR, CLIFTON SPRINGS, VIC 3222	\$420,000	26/01/2017
168 COUNTRY CLUB DR, CLIFTON SPRINGS, VIC 3222	\$440,000	05/04/2017
4 CLEAR WATER DR, CLIFTON SPRINGS, VIC 3222	\$437,000	01/03/2017