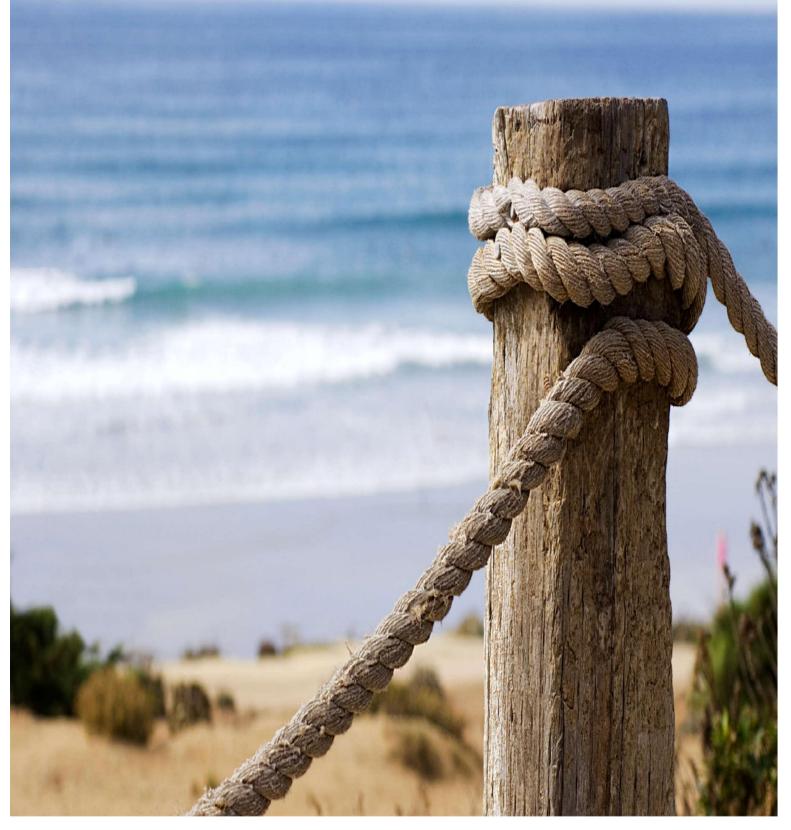
STATEMENT OF INFORMATION

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







Indicative Selling Price

For the meaning of this price see 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: **pricefinder**

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







Sale Price

\$420,000

Sale Date: 26/01/2017

Distance from Property: 346m





168 COUNTRY CLUB DR, CLIFTON SPRINGS,







Sale Price

\$440,000

Sale Date: 05/04/2017

Distance from Property: 1.1km





4 CLEAR WATER DR, CLIFTON SPRINGS, VIC







Sale Price

\$437,000

Sale Date: 01/03/2017

Distance from Property: 790m



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
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Indicative selling price

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

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

Median sale price

Median price	\$417,500	House	Unit	Suburb	CLIFTON SPRINGS
Period	01 April 2017 to 30 Jui	Source	p	ricefinder	

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

