



Statement of Information

Sections 47AF of the Estate Agents Act 1980

5-7 Carmel Avenue, CLIFTON SPRINGS 3222

Indicative selling price

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

Range \$460,000 - \$490,000

Median sale price

Median **House** for **CLIFTON SPRINGS** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

\$430,000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

35 Gwinganna Dr,
Clifton Springs 3222

Price **\$465,000** Sold 08 May
2018

25 Parrakoola Dr,
Clifton Springs 3222

Price **\$517,000** Sold 04 May
2018

36 Delungra Ave,
Clifton Springs 3222

Price **\$471,051** Sold 29 May
2018

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.

House

4 beds

2 baths

2 parking

**Team 3216 Pty Ltd t/as
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Contact agents



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