

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

22 Panoramic Terrace Clifton Springs VIC 3222

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$679,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$280,000

Property type

Land

Suburb

Clifton Springs

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

24 Bonavista Way Curlewis VIC 3222	\$665,000	19-Mar-19
23 Bonavista Way Curlewis VIC 3222	\$675,000	15-Oct-19
25 Love Street Curlewis VIC 3222	\$625,000	08-Jun-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 27 March 2020



24 Bonavista Way Curlewis VIC 3222

4 2 2

Sold Price

\$665,000

Sold Date

19-Mar-19

Distance

1.85km



23 Bonavista Way Curlewis VIC 3222

4 3 2

Sold Price

\$675,000

Sold Date

15-Oct-19

Distance

1.86km



25 Love Street Curlewis VIC 3222

4 2 2

Sold Price

\$625,000

Sold Date

08-Jun-19

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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