

RT Edgar

STATEMENT OF INFORMATION

11 July 2017

Property offered for sale

35 Panpandi Drive, Clifton Springs 3222

Indicative selling price

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

Range
between \$400,000 & \$440,000

Median sale price

Median price	\$375,000	House	x	Unit	Suburb or locality	Clifton Springs
Period - From	01/01/2017	to	31/03/2017	Source	REIV	

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Ocean Grove estate agent and Brock Grainger consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 4 Dumburra Avenue, Clifton Springs	\$445,000	28/06/2016
2 12 Gwinganna Drive, Clifton Springs	\$435,000	06/03/2017
3 30 Carawatha Avenue, Clifton Springs	\$417,500	09/06/2017