

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 40 Beacon Point Road, CLIFTON SPRINGS 3222

Indicative selling price

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

Range \$435,000 - \$465,000

Median sale price

Median **House** for **CLIFTON SPRINGS** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$495,000

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 the most comparable to the property for sale.

17 Thamballina Road,
Clifton Springs 3222

Price \$440,000 Sold 19
October 2019

71 Beacon Point Road,
Clifton Springs 3222

Price \$437,000 Sold 20
September 2019

24 Country Club Drive,
Clifton Springs 3222

Price \$460,000 Sold 05
August 2019

This Statement of Information was prepared on 28th Oct 2019

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

3 beds

1 baths

2 parking

**Team 3220 Pty Ltd t/as
Hayeswinckle Agent**

2/318 Pakington Street,
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Contact agents



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