

# **STATEMENT OF INFORMATION**

1 DEDERANG AVENUE, CLIFTON SPRINGS, VIC 3222

PREPARED BY GRAHAM SCANLON, FRUIT PROPERTY GEELONG

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 1 DEDERANG AVENUE, CLIFTON

 3  2  2

#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **420,000 to 440,000**

Provided by: Graham Scanlon, Fruit Property Geelong

## MEDIAN SALE PRICE



### CLIFTON SPRINGS, VIC, 3222

Suburb Median Sale Price (House)

**\$385,000**

01 July 2016 to 30 June 2017

Provided by: 

## 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.



### 4 CLEAR WATER DR, CLIFTON SPRINGS, VIC

 3  2  2

Sale Price

**\$437,000**

Sale Date: 01/03/2017

Distance from Property: 470m



### 34 COOLANGATTA DR, CLIFTON SPRINGS, VIC

 3  1  1

Sale Price

**\$420,000**

Sale Date: 26/01/2017

Distance from Property: 755m



### 57 LEAWARRA WAY, CLIFTON SPRINGS, VIC

 3  1  2

Sale Price

**\$396,000**

Sale Date: 11/01/2017

Distance from Property: 1.2km



This report has been compiled on 31/08/2017 by Fruit Property Geelong, Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

1 DEDERANG AVENUE, CLIFTON SPRINGS, VIC 3222

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

420,000 to 440,000

Median sale price

Median price

\$385,000

House

X

Unit


Suburb

CLIFTON SPRINGS

Period

01 July 2016 to 30 June 2017

Source



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 |
|--|-----------|--------------|
| 4 CLEAR WATER DR, CLIFTON SPRINGS, VIC 3222  | \$437,000 | 01/03/2017   |
| 34 COOLANGATTA DR, CLIFTON SPRINGS, VIC 3222 | \$420,000 | 26/01/2017   |
| 57 LEAWARRA WAY, CLIFTON SPRINGS, VIC 3222   | \$396,000 | 11/01/2017   |