

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 or
locality and postcode

1 Cliff Edge Court, Clifton Springs

Indicative selling price

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

Single price

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$470,000

*House

x

*Unit

Suburb
or locality

Drysdale

Period - From

June 18

to

September 18

Source

REIV

Comparable property sales

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
1. 18-24 High Ridge Drive, Clifton Springs	\$1,340,000	09/03/18
2. 1 Corio Bay Court, Clifton Springs	\$1,250,000	14/11/17
3. 3 Cameron Court, Clifton Springs	\$1,150,000	22/08/17