

## 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

44 Carawatha 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$695,000

&

\$735,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$583,500

Property type

House

Suburb

Clifton Springs

Period-from

01 Nov 2020

to

31 Oct 2021

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

62 Narawi Avenue Clifton Springs VIC 3222	\$710,000	30-Jun-21
35 Gwinganna Drive Clifton Springs VIC 3222	\$705,000	23-Oct-21
16 Narawi Avenue Clifton Springs VIC 3222	\$718,000	27-Aug-21

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: 05 November 2021



**62 Narawi Avenue Clifton Springs  
VIC 3222**

5 2 2

Sold Price

**\$710,000**

Sold Date

**30-Jun-21**

Distance

**0.41km**



**35 Gwinganna Drive Clifton Springs  
VIC 3222**

4 1 2

Sold Price

<sup>RS</sup> **\$705,000**

Sold Date

**23-Oct-21**

Distance

**0.56km**



**16 Narawi Avenue Clifton Springs  
VIC 3222**

4 2 2

Sold Price

<sup>RS</sup> **\$718,000**

Sold Date

**27-Aug-21**

Distance

**0.82km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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