

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 or
locality and postcode

125 Bay Shore Avenue, Clifton Springs Vic 3222

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$682,500

Property Type

House

Suburb

Clifton Springs

Period - From

01/10/2022

to

30/09/2023

Source

REIV

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
1	14 Capstan Cr CURLEWIS 3222	\$1,085,000	10/11/2023
2	16 Water Vistas Ct CLIFTON SPRINGS 3222	\$1,350,000	05/10/2023
3	108 Oceania Dr CURLEWIS 3222	\$955,000	31/05/2023

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:

14/11/2023 13:58



Property Type:

Divorce/Estate/Family Transfers

Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending September 2023: \$682,500

Comparable Properties

14 Capstan Cr CURLEWIS 3222 (REI)

Agent Comments



Price: \$1,085,000

Method:

Date: 10/11/2023

Property Type: House

16 Water Vistas Ct CLIFTON SPRINGS 3222 (REI)

Agent Comments



Price: \$1,350,000

Method:

Date: 05/10/2023

Property Type: House

108 Oceania Dr CURLEWIS 3222 (REI)

Agent Comments



Price: \$955,000

Method:

Date: 31/05/2023

Property Type: House