

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

18x20 BUNGALALLI AVENUE CLIFTON SPRINGS VIC 3222

Indicative selling price

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

Single Price

\$675,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$711,000

Property type

House

Suburb

Clifton Springs

Period-from

01 Nov 2021

to

31 Oct 2022

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

8 ELANORA WAY CLIFTON SPRINGS VIC 3222	\$660,000	18-May-22
8 GUMBOWIE AVENUE CLIFTON SPRINGS VIC 3222	\$665,000	02-Nov-22
5 CAROLANNE DRIVE DRYSDALE VIC 3222	\$695,000	18-Aug-22

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: 07 November 2022

**8 ELANORA WAY CLIFTON
SPRINGS VIC 3222**

3 1 2

Sold Price **\$660,000** Sold Date **18-May-22**Distance **0.42km****8 GUMBOWIE AVENUE CLIFTON
SPRINGS VIC 3222**

3 1 4

Sold Price ^{RS} **\$665,000** Sold Date **02-Nov-22**Distance **1.26km****5 CAROLANNE DRIVE DRYSDALE
VIC 3222**

3 1 2

Sold Price **\$695,000** Sold Date **18-Aug-22**Distance **1.74km****RS** = Recent sale**UN** = Undisclosed Sale

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