



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 74 Mirrabooka Drive, CLIFTON SPRINGS 3222

House



2 beds



1 bath



1 parking

## Indicative selling price

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

**Range \$365,000 - \$395,000**

## Median sale price

Median **House** for **CLIFTON SPRINGS** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$410,500**

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**31 Leawarra Way,**  
Clifton Springs 3222

**Price \$359,650** Sold 10  
November 2017

**35 Princess Street,**  
Drysdale 3222

**Price \$395,000** Sold 30  
November 2017

**2/15 Parkway Place,**  
Clifton Springs 3222

**Price \$386,000** Sold 28  
August 2017

## Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

**Team 3216 Pty Ltd t/as  
Hayeswinckle Agent**

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## Contact agents



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