



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**1/42 Coolangatta Drive,
CLIFTON SPRINGS 3222**

Indicative selling price

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

Range \$410,000 - \$450,000

Median sale price

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

Sourced from **Pricefinder**.

\$411,000

Comparable property sales

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 the most comparable to the property for sale.

2/35 Dundundra Drive,
Clifton Springs 3222

Price \$432,000 Sold 12
October 2017

1/4 Bay Shore Avenue,
Clifton Springs 3222

Price \$388,000 Sold 22
February 2017

1/29 Central Road,
Clifton Springs 3222

Price \$420,000 Sold 29
November 2016

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.

House



3 beds



2 baths



2 parking

**Team 3220 Pty Ltd t/as
Hayeswinckle Agent**

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Contact agents



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