

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

10 Springs St, Clifton Springs

## Indicative selling price

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

Single price

\$

or range between

\$780,000

&

\$850,000

## Median sale price

Median price

\$680,000

Property type

Residential House

Suburb

Ocean Grove

Period - From

August 2023

to

September  
2024

Source

Realestate.com.au

## Comparable property sales

**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
15 Carapooka Ave, Clifton Springs	\$810,000	12/04/224
12 Mirrabooka Dr, Clifton Springs	\$890,000	12/01/2024
26 Leawarra Way, Clifton Springs	\$745,000	17/01/2024

This Statement of Information was prepared on: 02/08/2024