



STATEMENT OF INFORMATION

3-5 KIAMA WAY, CLIFTON SPRINGS, VIC 3222

PREPARED BY GRAHAM SCANLON, FRUIT PROPERTY GEELONG

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3-5 KIAMA WAY, CLIFTON SPRINGS, VIC

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Indicative Selling Price

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

Price Range: \$480,000 to \$520,000

Provided by: Graham Scanlon, Fruit Property Geelong

MEDIAN SALE PRICE



CLIFTON SPRINGS, VIC, 3222

Suburb Median Sale Price (House)

\$375,000

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



7 BUNGALALLI AVE, CLIFTON SPRINGS, VIC

 4  2  2

Sale Price

\$480,000

Sale Date: 15/10/2016

Distance from Property: 892m



72 CENTRAL RD, CLIFTON SPRINGS, VIC 3222

 4  2  3

Sale Price

\$595,000

Sale Date: 08/11/2016

Distance from Property: 807m



52 MIRRABOOKA DR, CLIFTON SPRINGS, VIC

 5  2  2

Sale Price

Price Withheld

Sale Date: 01/06/2017

Distance from Property: 328m



This report has been compiled on 06/07/2017 by Fruit Property Geelong, Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3-5 KIAMA WAY, CLIFTON SPRINGS, VIC 3222

Indicative selling price

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Price Range:

\$480,000 to \$520,000

Median sale price

Median price

\$375,000

House

X

Unit


Suburb

CLIFTON SPRINGS

Period

01 July 2016 to 30 June 2017

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7 BUNGALALLI AVE, CLIFTON SPRINGS, VIC 3222	\$480,000	15/10/2016
72 CENTRAL RD, CLIFTON SPRINGS, VIC 3222	\$595,000	08/11/2016
52 MIRRABOOKA DR, CLIFTON SPRINGS, VIC 3222	Price Withheld	01/06/2017