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

93 BAY SHORE 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	Single Price		or range between		\$650,000	&	\$690,000			
Median sale price (*Delete house or unit as applicable)										
Median Price	\$677,500	Prop	erty type	e House		Suburb	Clifton Springs			
Period-from	01 Apr 2021	to	31 Mar 2	022	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	
53 KEWARRA DRIVE CLIFTON SPRINGS VIC 3222	\$665,000	28-Jan-22	
28 LEAWARRA WAY CLIFTON SPRINGS VIC 3222	\$677,500	24-Nov-21	
46 BAY SHORE AVENUE CLIFTON SPRINGS VIC 3222	\$680,000	21-Feb-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: 4 May 2022



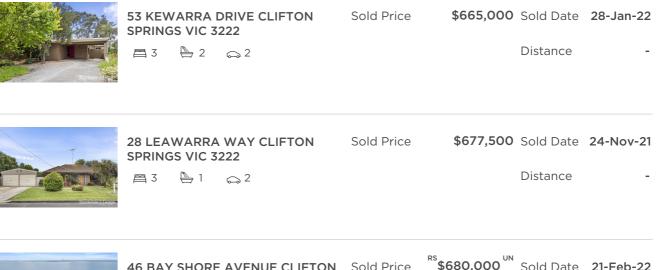
consumer.vic.gov.au



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46 BAY SHORE AVENUE CLIFTON SPRINGS VIC 3222		Sold Price	^{rs} \$680,000 ^{UN}	Sold Date	21-Feb-22	
昌 3					Distance	-

RS = Recent sale UN = Undisclosed Sale

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