

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 10 CLEAR WATER DRIVE, CLIFTON

 3  1  1

#### Indicative Selling Price

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

Price Range: **\$349,000 to \$379,000**

Provided by: Mel Pavic, Roncon Real Estate

## MEDIAN SALE PRICE



### CLIFTON SPRINGS, VIC, 3222

#### Suburb Median Sale Price (House)

**\$380,000**

01 October 2016 to 31 March 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.



### 8 CLEAR WATER DR, CLIFTON SPRINGS, VIC

 3  1  2

#### Sale Price

**\$375,000**

Sale Date: 09/02/2017

Distance from Property: 17m



### 40 CATALINA CRES, CLIFTON SPRINGS, VIC

 3  1  2

#### Sale Price

**\$355,000**

Sale Date: 25/03/2017

Distance from Property: 217m



### 7 LABULLA CRT, CLIFTON SPRINGS, VIC 3222

 3  1  2

#### Sale Price

**\*\$364,000**

Sale Date: 25/03/2017

Distance from Property: 1.1km



This report has been compiled on 23/06/2017 by Roncon Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

10 CLEAR WATER DRIVE, CLIFTON SPRINGS, VIC 3222

Indicative selling price

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

Price Range:

\$349,000 to \$379,000

Median sale price

Median price

\$380,000

House

X

Unit


Suburb

CLIFTON SPRINGS

Period

01 October 2016 to 31 March 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 |
|---|------------|--------------|
| 8 CLEAR WATER DR, CLIFTON SPRINGS, VIC 3222 | \$375,000  | 09/02/2017   |
| 40 CATALINA CRES, CLIFTON SPRINGS, VIC 3222 | \$355,000  | 25/03/2017   |
| 7 LABULLA CRT, CLIFTON SPRINGS, VIC 3222    | *\$364,000 | 25/03/2017   |