

## 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

16 ILLAWARRA WAY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$665,000

&

\$685,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$452,500

Property type

Land

Suburb

Clifton Springs

Period-from

01 Nov 2021

to

31 Oct 2022

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

8 GUMBOWIE AVENUE CLIFTON SPRINGS VIC 3222	\$665,000	02-Nov-22
18 YARRAMUNDI DRIVE CLIFTON SPRINGS VIC 3222	\$665,000	01-Apr-22
24 KIMBERLEY AVENUE DRYSDALE VIC 3222	\$669,700	12-Mar-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: 09 November 2022



## 8 GUMBOWIE AVENUE CLIFTON SPRINGS VIC 3222

Sold Price

<sup>RS</sup>

**\$665,000**

Sold Date

**02-Nov-22**

3

1

4

Distance

**0.74km**



## 18 YARRAMUNDI DRIVE CLIFTON SPRINGS VIC 3222

Sold Price

**\$665,000**

Sold Date

**01-Apr-22**

3

1

2

Distance

**2.24km**



## 24 KIMBERLEY AVENUE DRYSDALE VIC 3222

Sold Price

**\$669,700**

Sold Date

**12-Mar-22**

3

1

2

Distance

**2.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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