

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 39 Yarramundi Drive, CLIFTON SPRINGS 3222

## Indicative selling price

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

**Range \$429,000 - \$469,000**

## Median sale price

Median **House** for **CLIFTON SPRINGS** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$491,500**

## 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 the most comparable to the property for sale.

<b>33 Kanyanya Avenue,</b> Clifton Springs 3222	<b>Price \$445,000</b> Sold 07 June 2019
<b>8 Bunganowee Drive,</b> Clifton Springs 3222	<b>Price \$453,000</b> Sold 23 July 2018
<b>36 Maraboora Avenue,</b> Clifton Springs 3222	<b>Price \$429,000</b> Sold 28 August 2019

This Statement of Information was prepared on 25th Nov 2019

## Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.



## Team 3222 Pty Ltd t/as Hayeswinckle Agent

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## Contact agents



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