

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 or
locality and postcode

105 Bay Shore Avenue, Clifton Springs Vic 3222

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$510,000 Property Type Vacant land Suburb Clifton Springs

Period - From 09/08/2021 to 08/08/2022 Source REIV

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
1	23 Coolabah Way CLIFTON SPRINGS 3222	\$530,000	23/12/2021
2	18 Bukatilla Av CLIFTON SPRINGS 3222	\$520,000	30/06/2022
3	4 Coorumbay Av CLIFTON SPRINGS 3222	\$515,000	18/02/2022

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:

09/08/2022 15:31