



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**43 Whitcombes Road,
CLIFTON SPRINGS 3222**

House

2 beds

1 baths

Indicative selling price

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

Range \$289,000 - \$309,000

Median sale price

Median **House** for **CLIFTON SPRINGS** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

\$417,500

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.

58 Boonderabbi Drive,
Clifton Springs 3222

Price \$308,000 Sold 02 June 2017

, **Price** Sold 04 March 2018

, **Price** Sold 16 January 2018

Additional Information

There are no properties of this size that are remotely similar to 43 Whitcombes Road, Clifton Springs. This is a cabin style home with the 2nd bedroom on a mezzanine floor. It would be comparable to a unit but not in the way of the land component.

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.

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Contact agents



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