

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

118 Country Club Drive, Clifton Springs

### Indicative selling price

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

Single price \$

or range between \$545,000

&

\$565,000

### Median sale price

Median price

\$680,000

Property type

House

Suburb

Clifton Springs

Period - From

August 2023

to

September  
2024

Source

RP DATA

### Comparable property sales

**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. 6 Gumbowie Ave, Clifton Springs	\$550,000	06/05/2024
2. 15 Derribong Way, Clifton Springs	\$595,000	04/04/2024
3. 12 Carapooka Ave, Clifton Springs	\$580,000	25/03/2024

This Statement of Information was prepared on: 05/09/2024