

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

37 Waulu Avenue Clifton Springs 3222

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$449,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price

\$443,000

*House

X

*Unit

Suburb
or locality

Clifton Springs

Period - From

Oct 2017

to

Sept 2018

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
14 Panpandi Drive Clifton Springs	\$570,000	21 July 2018
16 Panpandi Drive Clifton Springs	\$452,500	10 April 2018
41 Dundundra Drive Clifton Springs	\$445,000	3 June 2018

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.