

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

25 BAY SHORE AVENUE, CLIFTON SPRINGS, VIC 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

or range between

\$650,000

&

\$710,000

Median sale price

Median price

\$687,000

Property type

House

Suburb

CLIFTON SPRINGS

Period - From

JANUARY
2023

to

APRIL
2023

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. 102 COUNTRY CLUB DRIVE, CLIFTON SPRINGS VIC 3222	\$712,000	02/03/2023
2. 23 PARKWAY PLACE, CLIFTON SPRINGS VIC 3222	\$685,000	23/06/2023
3. 166 BEACON POINT ROAD, CLIFTON SPRINGS VIC 3222	\$675,000	27/02/2023

OR

~~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:

11.7.2023