



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 13 Labulla Court, CLIFTON SPRINGS 3222

### Indicative selling price

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

**Range \$409,000 - \$449,000**

### Median sale price

Median **House** for **CLIFTON SPRINGS** for period **Oct2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$487,500**

### 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.

**24 Bunganowee Drive,**  
Clifton Springs 3222

Price **\$450,000** Sold 10  
September 2019

**9 Labulla Court,**  
Clifton Springs 3222

Price **\$440,000** Sold 15  
October 2019

**23 Cameo Court,**  
Clifton Springs 3222

Price **\$445,000** Sold 24  
October 2019

This Statement of Information was prepared on 7th Jan 2020

### Additional Information

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.

House

3 beds

2 baths

2 parking

**Team 3222 Pty Ltd t/as  
Hayeswinckle Agent**

Shop 5, 8 High Street,  
Drysdale VIC 3222

### Contact agents



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**[hayeswinckle]**