

# 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

48 Edgewater Drive, Clifton Springs Vic 3222

### Indicative selling price

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

Range between

\$699,000

&

\$768,900

### Median sale price

Median price

\$675,000

Property Type

House

Suburb

Clifton Springs

Period - From

01/01/2023

to

31/12/2023

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 eighteen 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	8-10 Duke St DRYSDALE 3222	\$1,000,000	24/03/2023
2	139 Country Club Dr CLIFTON SPRINGS 3222	\$840,000	11/10/2022
3			

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 eighteen months.~~

This Statement of Information was prepared on:

02/02/2024 16:09



3 1 3

**Property Type:** House  
**Land Size:** 609 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$699,000 - \$768,900  
**Median House Price**  
Year ending December 2023: \$675,000

## Comparable Properties

8-10 Duke St DRYSDALE 3222 (REI)

**Agent Comments**

- - -

**Price:** \$1,000,000  
**Method:**  
**Date:** 24/03/2023  
**Property Type:** House

139 Country Club Dr CLIFTON SPRINGS 3222 (REI)

**Agent Comments**

- - -

**Price:** \$840,000  
**Method:**  
**Date:** 11/10/2022  
**Property Type:** House

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 eighteen months.

**Account - RT Edgar** | P: 03 5255 4099 | F: 03 5255 4326