

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

141 Beacon Point Road, Clifton Springs

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 \$420,000 & \$450,000

Median sale price

Median price \$497,500 Property type house Suburb Clifton Springs

Period - From Sept 2018 to Sept 2019 Source RP DATA

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 37 Hill Street, Clifton Springs	\$435,000	24 Jul 2019
2 33 Kanyanya Ave., Clifton Springs	\$445,000	04 Jul 2019
3 20 Mirrabooka Drive, Clifton Springs	\$439,000	02 Jul 2019

This Statement of Information was prepared on: 16/09/2019