

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

11 Aloomba Avenue, Clifton Springs Vic 3222

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$750,000

&

\$795,000

Median sale price

Median price

\$705,750

Property Type

House

Suburb

Clifton Springs

Period - From

01/04/2021

to

30/06/2021

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	21 Mirrabooka Dr CLIFTON SPRINGS 3222	\$810,000	04/11/2020
2	65 Thomas St CLIFTON SPRINGS 3222	\$775,000	09/04/2021
3	59 Thomas St CLIFTON SPRINGS 3222	\$732,500	15/06/2021

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.~~

This Statement of Information was prepared on:

12/08/2021 15:05



Property Type: House (Previously Occupied - Detached)
Land Size: 590 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$795,000
Median House Price
June quarter 2021: \$705,750

Comparable Properties



21 Mirrabooka Dr CLIFTON SPRINGS 3222 (VG)

Agent Comments



Price: \$810,000
Method: Sale
Date: 04/11/2020
Property Type: House (Res)
Land Size: 510 sqm approx



65 Thomas St CLIFTON SPRINGS 3222 (REI)

Agent Comments



Price: \$775,000
Method: Private Sale
Date: 09/04/2021
Property Type: House
Land Size: 570 sqm approx



59 Thomas St CLIFTON SPRINGS 3222 (REI)

Agent Comments



Price: \$732,500
Method: Private Sale
Date: 15/06/2021
Property Type: House
Land Size: 589 sqm approx