

Statement of Information

Sections 47AF of the Estate Agents Act 1980

7 Coolabah Way, CLIFTON SPRINGS 3222

Indicative selling price

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

Range \$580,000 - \$630,000

Median sale price

Median **House** for **CLIFTON SPRINGS** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

\$422,500

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.

71 Parrakoola Drive,
Clifton Springs 3222

Price \$550,000 Sold 17
March 2018

4 Boonderabbi Drive,
Clifton Springs 3222

Price \$620,000 Sold 06
December 2017

145 Bay Shore Ave,
Clifton Springs 3222

Price \$600,000 Sold 28
February 2018

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

4 beds

2 baths

2 parking

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

18/15 Hancock Street,
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Contact agents



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