

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

### Property offered for sale

Address  
Including suburb or  
locality and postcode

45 Mirrabooka Drive, Clifton Springs VIC 3222

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

or range between

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$483,000

\*House

X

\*Unit

Suburb  
or locality

Clifton Springs

Period - From

1<sup>st</sup> July 2018

to

27<sup>th</sup> July 2019

Source

Realestate.com.au

### 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
37 Hill Street, Clifton Springs	\$435,000	24 <sup>th</sup> July 2019
20 Mirrabooka Drive, Clifton Springs	\$439,000	2 <sup>nd</sup> July 2019
33 Kanyanya Avenue, Clifton Springs	\$445,000	4 <sup>th</sup> July 2019