

STATEMENT OF INFORMATION

3 BAHLOO AVENUE, CLIFTON SPRINGS, VIC 3222

PREPARED BY GRAHAM SCANLON, FRUIT PROPERTY GEELONG

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 BAHLOO AVENUE, CLIFTON SPRINGS,

 4  2  4

Indicative Selling Price

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

Single Price: 430,000

Provided by: Graham Scanlon, Fruit Property Geelong

MEDIAN SALE PRICE



CLIFTON SPRINGS, VIC, 3222

Suburb Median Sale Price (House)

\$400,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



55 BOONDERABBI DR, CLIFTON SPRINGS, VIC

 4  2  2

Sale Price

***\$485,000**

Sale Date: 27/06/2017

Distance from Property: 394m



30 CARAWATHA AVE, CLIFTON SPRINGS, VIC

 4  2  2

Sale Price

\$417,500

Sale Date: 26/05/2017

Distance from Property: 754m



2 BUNGANOWEE DR, CLIFTON SPRINGS, VIC

 4  3  4

Sale Price

\$415,000

Sale Date: 03/04/2017

Distance from Property: 340m



This report has been compiled on 26/10/2017 by Fruit Property Geelong, Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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25 SEA HAVEN DR, CLIFTON SPRINGS, VIC

 4  2  2

Sale Price

\$410,000

Sale Date: 20/02/2017

Distance from Property: 156m



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 and
postcode

3 BAHLOO AVENUE, CLIFTON SPRINGS, VIC 3222

Indicative selling price

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

Single Price:

430,000

Median sale price

Median price

\$400,000

House

X

Unit


Suburb

CLIFTON SPRINGS

Period

01 October 2016 to 30 September 2017

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
55 BOONDERABBI DR, CLIFTON SPRINGS, VIC 3222	*\$485,000	27/06/2017
30 CARAWATHA AVE, CLIFTON SPRINGS, VIC 3222	\$417,500	26/05/2017
2 BUNGANOWEE DR, CLIFTON SPRINGS, VIC 3222	\$415,000	03/04/2017
25 SEA HAVEN DR, CLIFTON SPRINGS, VIC 3222	\$410,000	20/02/2017