

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

42 NARAWI AVENUE, CLIFTON SPRINGS VIC 3222
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Indicative selling price

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

Single price

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 or range between

\$590,000

 &

\$640,000

Median sale price

Median price

\$444,000

 Property type

Land

 Suburb

CLIFTON SPRINGS

Period - From

APRIL 2023

 to

JUNE 2023

 Source

Pricefinder

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. 12 KANYANYA AVENUE, CLIFTON SPRINGS VIC 3222	\$540,000	31/03/2023
2.		
3.		

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:

24/07/2023
