

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 Carnival Court Clifton Springs VIC 3222

Indicative selling price

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

Single Price

\$469,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$444,500

*House

X

*Unit

Suburb

Clifton Springs

Period-from

01 Nov 2017

to

31 Oct 2018

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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

213 Country Club Drive Clifton Springs VIC 3222	\$460,000	11-Sep-18
9 Bahloo Avenue Clifton Springs VIC 3222	\$450,000	02-Oct-18
56 Beacon Point Road Clifton Springs VIC 3222	\$450,000	23-Aug-18

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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213 Country Club Drive Clifton Springs VIC 3222

3 1 1

Sold Price **\$460,000** Sold Date **11-Sep-18**

Distance **0.14km**



9 Bahloo Avenue Clifton Springs VIC 3222

3 2 3

Sold Price **\$450,000** Sold Date **02-Oct-18**

Distance **0.59km**



56 Beacon Point Road Clifton Springs VIC 3222

2 1 2

Sold Price Sold Date **23-Aug-18**

Distance **0.96km**



24 Central Road Clifton Springs VIC 3222

3 2 2

Sold Price **\$433,000** Sold Date **24-Aug-18**

Distance **0.99km**

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