

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

4 Kewarra Drive, 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 \$* or range between \$999,000 & \$1,098,900

Median sale price

Median price \$700,000 Property type House Suburb Clifton Springs

Period - From 01 Aug 2022 to 31 Jul 2023 Source Corelogic

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
161 BAY SHORE AVENUE CLIFTON SPRINGS VIC 3222	\$1,000,000	27-Sep-21
6 ANDALE AVENUE CURLEWIS VIC 3222	\$999,000	28-Jun-21
5 SEA HAVEN DRIVE CLIFTON SPRINGS VIC 3222	\$1,075,000	23-Feb-22

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: 06 September 2022