

## 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 and  
postcode

25 Gidgee Mews 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

\$750,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Clifton Springs

Period-from

01 Mar 2020

to

28 Feb 2021

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

7 Waterford Place Clifton Springs VIC 3222	\$770,000	10-Sep-20
5 Okeefe Court Drysdale VIC 3222	\$787,000	23-Sep-20
7 Bridge Street Drysdale VIC 3222	\$790,000	21-Nov-20

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 March 2021



## 7 Waterford Place Clifton Springs VIC 3222

3 2 2

Sold Price

**\$770,000**

Sold Date **10-Sep-20**

Distance **0.46km**



## 5 Okeefe Court Drysdale VIC 3222

4 2 4

Sold Price

**\$787,000**

Sold Date **23-Sep-20**

Distance **2.43km**



## 7 Bridge Street Drysdale VIC 3222

4 2 6

Sold Price

**\$790,000**

Sold Date **21-Nov-20**

Distance **3.09km**



## 86-96 Whitcombes Road Drysdale VIC 3222

3 1 8

Sold Price

**\$740,000**

Sold Date **30-Oct-20**

Distance **0.48km**



## 43 Dandarriga Drive Clifton Springs VIC 3222

4 3 2

Sold Price

**\$705,000**

Sold Date **02-Jul-20**

Distance **0.95km**



## 10 Rowe Court Drysdale VIC 3222

3 2 4

Sold Price

**\$730,000**

Sold Date **03-Dec-20**

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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## 59 Barrands Lane Drysdale VIC 3222

4 2 2

Sold Price

<sup>RS</sup> \$825,000

Sold Date

28-Jan-21

Distance

1.67km



## 4 Vron Place Drysdale VIC 3222

4 2 4

Sold Price

\$681,000

Sold Date

28-Aug-20

Distance

2.1km



## 12 Marsh Court Drysdale VIC 3222

5 2 2

Sold Price

<sup>RS</sup> \$821,000

Sold Date

24-Nov-20

Distance

2.36km



## 11 Serene Terrace Drysdale VIC 3222

4 2 2

Sold Price

<sup>RS</sup> \$742,000

Sold Date

12-Jan-21

Distance

2.56km



## 9 Bridge Street Drysdale VIC 3222

4 3 2

Sold Price

<sup>RS UN</sup> -

Sold Date

24-Dec-20

Distance

3.11km



## 4 Centennial Boulevard Curlewis VIC 3222

5 2 2

Sold Price

\$775,000

Sold Date

23-Nov-20

Distance

3.17km

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UN = Undisclosed Sale

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**28 Shoreline Drive Curlewis VIC 3222**

4 2 3

Sold Price

**\$797,500**

Sold Date

**12-Oct-20**

Distance

**3.18km**



**2 Shakespear Avenue Curlewis VIC 3222**

4 2 3

Sold Price

**\$779,000**

Sold Date

**13-Nov-20**

Distance

**3.6km**



**25 View Bella Road Curlewis VIC 3222**

4 2 2

Sold Price

**\$755,000**

Sold Date

**23-Jul-20**

Distance

**3.7km**



**44 Narawi Avenue Clifton Springs VIC 3222**

3 2 2

Sold Price

**\$735,000**

Sold Date

**25-Mar-20**

Distance

**0.18km**

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