

RT Edgar

STATEMENT OF INFORMATION

14 February 2018

Property offered for sale

17 Aloomba Ave, Clifton Springs VIC 3222

Indicative selling price

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

Range
between \$350,000 & \$380,000

Median sale price

Median price	\$430,000	House	X	Unit	Suburb or locality	Clifton Springs
Period - From	Sept 2017	to	Dec 2017	Source	REIV	

Comparable property sales

A. These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar (Bellarine) estate agent and (Richard Poynder) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 8 Carapooka Avenue, Clifton Springs VIC 3222	\$375,000	15/01/2018
2 19 Allara Court, Clifton Springs VIC 3222	\$377,000	05/02/2018
3 23 Hill Street, Clifton Springs VIC 3222	\$379,000	08/09/2017