

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 GUMAROOKA AVENUE, CLIFTON

3 bedrooms 2 bathrooms 3 car spaces

Indicative Selling Price

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

Price Range: **\$490,00 to \$529,000**

Provided by: Carl McCann, Hockingstuart Geelong & Bellarine

MEDIAN SALE PRICE



CLIFTON SPRINGS, VIC, 3222

Suburb Median Sale Price (House)

\$418,750

01 April 2017 to 30 September 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



2 BAY SHORE AVE, CLIFTON SPRINGS, VIC

3 bedrooms 2 bathrooms 2 car spaces

Sale Price

***\$485,000**

Sale Date: 19/09/2017

Distance from Property: 1.2km



4 LACOORA AVE, CLIFTON SPRINGS, VIC 3222

3 bedrooms 2 bathrooms 2 car spaces

Sale Price

\$547,000

Sale Date: 10/08/2017

Distance from Property: 2km



21 SUNDIAL DR, CLIFTON SPRINGS, VIC 3222

3 bedrooms 2 bathrooms 2 car spaces

Sale Price

\$550,000

Sale Date: 16/05/2017

Distance from Property: 1.8km



This report has been compiled on 06/12/2017 by Hockingstuart Geelong & Bellarine. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 GUMAROOKA AVENUE, CLIFTON SPRINGS, VIC 3222

Indicative selling price

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

Price Range:

\$490,00 to \$529,000

Median sale price

Median price

\$418,750

House

X

Unit

Suburb

CLIFTON SPRINGS

Period

01 April 2017 to 30 September 2017

Source



Comparable property sales

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
2 BAY SHORE AVE, CLIFTON SPRINGS, VIC 3222	*\$485,000	19/09/2017
4 LACOORA AVE, CLIFTON SPRINGS, VIC 3222	\$547,000	10/08/2017
21 SUNDIAL DR, CLIFTON SPRINGS, VIC 3222	\$550,000	16/05/2017