



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**104 Beacon Point Road,
CLIFTON SPRINGS 3222**

House

3 beds

2 baths

2 parking

Indicative selling price

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

Range \$439,000 - \$479,000

Median sale price

Median **House** for **CLIFTON SPRINGS** for period **Oct2018 - Sep 2019**

Sourced from **Pricefinder**.

\$491,500

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 the most comparable to the property for sale.

155 Country Club Drive,
Clifton Springs 3222

Price \$485,000 Sold 15
February 2019

24 Country Club Drive,
Clifton Springs 3222

Price \$460,000 Sold 25 July
2019

23 Cameo Court,
Clifton Springs 3222

Price \$445,000 Sold 24
October 2019

This Statement of Information was prepared on 26th Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Team 3216 Pty Ltd t/as Hayeswinckle Agent

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