

## 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

49 Bay Shore Avenue 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

\$490,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$476,250

Property type

House

Suburb

Clifton Springs

Period-from

01 Feb 2019

to

31 Jan 2020

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

29 Leawarra Way Clifton Springs VIC 3222	\$515,000	16-Aug-19
103 Yarramundi Drive Clifton Springs VIC 3222	\$525,000	14-Jul-19
23 Yarramundi Drive Clifton Springs VIC 3222	\$495,000	16-Sep-19

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: 20 February 2020



**29 Leawarra Way Clifton Springs  
VIC 3222**

 4  2  1

Sold Price

**\$515,000**

Sold Date

**16-Aug-19**

Distance

**0.34km**



**103 Yarramundi Drive Clifton  
Springs VIC 3222**

 4  2  1

Sold Price

**\$525,000**

Sold Date

**14-Jul-19**

Distance

**0.78km**



**23 Yarramundi Drive Clifton Springs  
VIC 3222**

 4  2  2

Sold Price

**\$495,000**

Sold Date

**16-Sep-19**

Distance

**0.78km**

RS = Recent sale

UN = Undisclosed Sale

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