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

52 Kewarra Drive Clifton Springs VIC 3222

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$850,000	&	\$920,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$290,500	Prope	erty type Land		Suburb	Clifton Springs	
Period-from	01 Oct 2020	to	30 Sep 2	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	
12 Labulla Court Clifton Springs VIC 3222	\$872,000	04-May-21	
30 Lacoora Avenue Clifton Springs VIC 3222	\$920,000	05-Aug-21	
32 Nash Avenue Drysdale VIC 3222	\$918,000	02-Aug-21	

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.

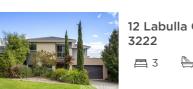
This Statement of Information was prepared on: 22 October 2021



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 30 Lacoora Avenue Clifton Springs
 Sold Price
 \$920,000
 Sold Date
 05-Aug-21

 VIC 3222
 □ 5 ⊕ 3 ⇔ 2
 □ Distance
 1.41km



A PARTY	32 Nash Avenue Drysdale VIC 3222			Sold Price	\$918,000	Sold Date	02-Aug-21
	昌 4	3	ç _⊇ 2			Distance	1.87km

RS = Recent sale UN = Undisclosed Sale

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