

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 or
locality and postcode

24 Gumbowie Avenue, Clifton Springs

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

&

Median sale price

(*Delete house or unit as applicable)

Median price

*House

☒

*Unit

☐

Suburb
or locality

Clifton Springs

Period - From

to

Source

Realestate.com.au

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
1. 21 Takanna Avenue, Clifton Springs	\$550,000	29/01/17
2. 70 Beacon Point Road, Clifton Springs	\$620,000	04/11/17
3. 58 Narawi Avenue, Clifton Springs	\$615,000	15/11/17