

RT Edgar

STATEMENT OF INFORMATION

11 December 2017

Property offered for sale

2/23 Wintersun Court, Clifton Springs

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price	\$392,000	House	X	Unit	Suburb or locality	Clifton Springs
Period - From	Jul 2017	to	Sept 2017	Source	REIV	

Comparable property sales

A. These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Bellarine estate agent and Brock Grainger consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 14-15 Gange Place, Clifton Springs	\$740,000	31/10/2017
2 17 Wintersun Court, Clifton Springs	\$760,000	12/11/2016
3 21 Wintersun Court, Clifton Springs	\$942,500	31/03/2017