

## 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

34 Carapooka 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

\$599,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$621,000

Property type

House

Suburb

Clifton Springs

Period-from

01 Jan 2021

to

31 Dec 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

38 Parrakoola Drive Clifton Springs VIC 3222	\$585,000	05-Aug-21
13 Mirrabooka Drive Clifton Springs VIC 3222	\$638,500	30-Aug-21
67 Yarramundi Drive Clifton Springs VIC 3222	\$640,000	12-Nov-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: 27 January 2022



## 38 Parrakoola Drive Clifton Springs VIC 3222

Sold Price

**\$585,000**

Sold Date

**05-Aug-21**

3

1

3

Distance

**0.5km**



## 13 Mirrabooka Drive Clifton Springs VIC 3222

Sold Price

**\$638,500**

Sold Date

**30-Aug-21**

3

2

2

Distance

**0.3km**

### PLEASE SHOW YOUR PROOF OF VACCINATION



## 67 Yarramundi Drive Clifton Springs VIC 3222

Sold Price

**\$640,000**

Sold Date

**12-Nov-21**

3

1

1

Distance

**0.11km**

RS = Recent sale

UN = Undisclosed Sale

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