

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

41 Boonderabbi 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

\$375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

*House

X

*Unit

Suburb

Clifton Springs

Period-from

01 May 2018

to

30 Apr 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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

11 Boondi Court Clifton Springs VIC 3222	\$340,000	11-Feb-19
60 Bunganowee Drive Clifton Springs VIC 3222	\$365,000	16-May-19
11 Coorumbly Avenue Clifton Springs VIC 3222	\$390,000	01-Dec-18

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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11 Boondi Court Clifton Springs VIC 3222

Sold Price

\$340,000

Sold Date

11-Feb-19

 3  1  2

Distance

0.26km



60 Bunganowee Drive Clifton Springs VIC 3222

Sold Price

^{RS} **\$365,000** ^{UN}

Sold Date

16-May-19

 2  1  2

Distance

0.34km



11 Coorumbly Avenue Clifton Springs VIC 3222

Sold Price

\$390,000

Sold Date

01-Dec-18

 2  1  1

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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