

# RT Edgar

## STATEMENT OF INFORMATION

29 November 2017

### Property offered for sale

3 Boondi Court, 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)

Range  
between \$410,000 & \$450,000

### Median sale price

Median price	\$392,000	House	X	Unit	Suburb or locality	Clifton Springs
Period - From	July 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 Ocean Grove estate agent and Richard Poynder consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 3 Country Club Avenue, Clifton Springs VIC 3222	\$436,500	18/10/2017
2 26 Clearwater Drive, Clifton Springs VIC 3222	\$430,000	19/09/2017
3 2 Bunganowee Drive, Clifton Springs VIC 3222	\$415,000	10/04/2017