

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 7 Goondiwindi Avenue, CLIFTON SPRINGS 3222

Indicative selling price

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

Range \$449,000 - \$479,000

Median sale price

Median **House** for **CLIFTON SPRINGS** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$491,500

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 the most comparable to the property for sale.

33 Bay Shore Avenue,
Clifton Springs 3222

Price \$451,800 Sold 21
January 2019

164 Beacon Point Road,
Clifton Springs 3222

Price \$470,000 Sold 14
January 2019

33 Kanyanya Avenue,
Clifton Springs 3222

Price \$445,000 Sold 07 June
2019

This Statement of Information was prepared on 25th Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

4 beds

1 baths

6 parking

**Team 3222 Pty Ltd t/as
Hayeswinckle Agent**

Shop 5, 8 High Street,
Drysdale VIC 3222

Contact agents



Michaela Miller

03 529 73888
0412 461 195

michaela.miller@hayeswinckle.com.au



Janet Atkins

03 529 73888
0438849 740

janet.atkins@hayeswinckle.com.au

[hayeswinckle]