

## 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

33 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

\$535,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$444,500

\*House

X

\*Unit

Suburb

Clifton Springs

Period-from

01 Oct 2017

to

30 Sep 2018

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

6-8 Bamba Street Clifton Springs VIC 3222	\$503,000	16-Mar-18
11 Kirra Way Clifton Springs VIC 3222	\$525,000	29-Jun-18
9 Kirra Way Clifton Springs VIC 3222	\$525,000	08-Dec-17

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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## 6-8 Bambra Street Clifton Springs VIC 3222

3 2 2

Sold Price

**\$503,000**

Sold Date

**16-Mar-18**

Distance

**0.14km**



## 11 Kirra Way Clifton Springs VIC 3222

3 1 2

Sold Price

**\$525,000**

Sold Date

**29-Jun-18**

Distance

**1.26km**



## 9 Kirra Way Clifton Springs VIC 3222

4 2 2

Sold Price

Sold Date

**08-Dec-17**

Distance

**1.26km**

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