



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 67 Bay Shore Avenue, CLIFTON SPRINGS 3222

Indicative selling price

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

Range \$529,000 - \$569,000

Median sale price

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

Sourced from **Pricefinder**.

\$487,500

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.

26 Maraboorra Avenue,
Clifton Springs 3222

Price \$575,000 Sold 13 July
2019

10 Allara Court,
Clifton Springs 3222

Price \$535,000 Sold 12
November 2019

8 Springs Street,
Clifton Springs 3222

Price \$518,000 Sold 21 June
2019

This Statement of Information was prepared on 9th Dec 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.

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