

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 104 Bay Shore Avenue, CLIFTON SPRINGS 3222

Indicative selling price

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

Range \$489,000 - \$529,000

Median sale price

Median **House** for **CLIFTON SPRINGS** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

\$475,000

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.

41 Bay Shore Avenue,
Clifton Springs 3222

Price \$515,000 Sold 26
January 2019

8 Almeria Avenue,
Clifton Springs 3222

Price \$550,000 Sold 10 April
2019

174 Country Club Drive,
Clifton Springs 3222

Price \$540,000 Sold 13
March 2019

This Statement of Information was prepared on 23rd Sep 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



3 beds



2 baths



2 parking

**Team 3220 Pty Ltd t/as
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Contact agents



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