

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

17 Edgewater Drive, Clifton Springs Vic 3222

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$700,000

Property Type

House

Suburb

Clifton Springs

Period - From

01/07/2022

to

30/06/2023

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** 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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4 Edgewater Dr CLIFTON SPRINGS 3222	\$1,300,000	16/03/2023
2	9 Edgewater Dr CLIFTON SPRINGS 3222	\$1,275,000	03/10/2022
3	46 Edgewater Dr CLIFTON SPRINGS 3222	\$1,000,000	29/04/2023

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

09/08/2023 15:19