

# 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  
locality and postcode

5 Cameo Court, Clifton Springs

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range Between

\$450,000

&

\$470,000

### Median Sale Price

Median price

\$400,000

House

X

Suburb  
or locality

Clifton Springs

Period - From

01/10/2016

to

30/09/2017

Source

Pricefinder

### Comparable property sales

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
1. 3 Country Club Drive, Clifton Springs Vic	\$436,500	18/10/2017
2. 157 Clifton Springs Road, Clifton Springs, Vic	\$416,000	05/10/2017
3. 2 Bay Shore Avenue, Clifton Springs, Vic	\$485,000	19/09/2017

Disclaimer: Every care has been taken in the preparation of the attached information, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 16 November 2017

# Statement of Information

Sections 47AF of the Estate Agents Act 1980



5 Cameo Court, Clifton Springs

3 2 2

Indicative selling price: \$450,000 - \$470,000

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Bed Bath Car

## Clifton springs

Median House Price: \$400,000

Period From: 01/10/2016

Source: Pricfinder

Median Unit Price:

Period to: 30/09/2017

## Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
3 Country Club Drive, Clifton Springs Vic	House	3	1	2	\$436,500	18/10/2017	579m2
157 Clifton Springs Road, Clifton Springs, Vic	House	3	2	2	\$416,000	05/10/2017	669m2
2 Bay Shore Avenue, Clifton Springs, Vic	House	3	2	3	\$485,000	19/09/2017	1,027m2

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Prepared on 16 November 2017

### Agent Details

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