

# Statement of Information



## Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

### Property Offered for sale

Address  
Including suburb and  
locality and postcode

36 Bayshore Avenue, 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

\$440,000

&

\$460,000

### Median Sale Price

Median price

\$430,000

House

X

Suburb  
or locality

Clifton Springs

Period - From

01/04/2017

to

31/03/2018

Source

Pricefinder

### 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 most comparable to the property for sale

Address of comparable property	Price	Date of Sale
1. 38 Boonderabbi Drv, Clifton Springs	\$440,000	27/11/2017
2. 5 Cameo Crt, Clifton Springs	\$470,000	24/11/2017
3. 48 Bay Shore Ave, Clifton Springs	\$472,000	27/02/2018

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.

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Sections 47AF of the Estate Agents Act 1980



36 Bayshore Avenue, Clifton Springs

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Indicative selling price: \$440,000 - \$460,000

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: \$430,000

Period From: 01/04/2017

Source: Pricfinder

Median Unit Price:

Period to: 31/03/2018

## Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
38 Boonderabbi Drv, Clifton Springs	House	3	2	2	\$440,000	27/11/2017	608m2
5 Cameo Crt, Clifton Springs	House	3	2	2	\$470,000	24/11/2017	604m2
48 Bay Shore Ave, Clifton Springs	House	3	1	2	\$472,000	27/02/2018	724m2

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Prepared on 20 June 2018

### Agent Details

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