

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	35 Ada Street, Clifton Springs Vic 3222
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**Indicative selling price**

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

Single price	\$429,000
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**Median sale price**

Median price	\$471,051	House	X	Unit		Suburb or locality	Clifton Springs
Period - From	01/04/2018	to	31/03/2019	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 eighteen 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	66 Dundundra Dr CLIFTON SPRINGS 3222	\$425,000	05/03/2019
2	35 Jetty Rd CLIFTON SPRINGS 3222	\$425,000	14/03/2019
3	4/15 Parkway PI CLIFTON SPRINGS 3222	\$425,000	25/10/2018

**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 eighteen months.

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**Indicative Selling Price**

\$429,000

**Median House Price**

Year ending March 2019: \$471,051



**Rooms:**

**Property Type:** Land

**Land Size:** 593 sqm approx

Agent Comments

## Comparable Properties



**66 Dundundra Dr CLIFTON SPRINGS 3222 (VG)**

Agent Comments



**Price:** \$425,000

**Method:** Sale

**Date:** 05/03/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**35 Jetty Rd CLIFTON SPRINGS 3222 (REI/VG)**

Agent Comments



**Price:** \$425,000

**Method:** Private Sale

**Date:** 14/03/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 585 sqm approx



**4/15 Parkway PI CLIFTON SPRINGS 3222 (REI/VG)**

Agent Comments



**Price:** \$425,000

**Method:** Private Sale

**Date:** 25/10/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 252 sqm approx