



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**8 Labulla Court,  
CLIFTON SPRINGS 3222**

House



3 beds



2 baths



2 parking

### Indicative selling price

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

**Single price \$499,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$471,051**

### Comparable property sales

These are the three properties sold within five kilo metres 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.

**8 Almeria Avenue,**  
Clifton Springs 3222

Price **\$550,000** Sold 25 April  
2019

**2 Hilltop Drive,**  
Curlewis 3222

Price **\$495,000** Sold 03  
April 2019

**10 Ningana Court,**  
Clifton Springs 3222

Price **\$495,000** Sold 13  
March 2019

This Statement of Information was prepared on 16th 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.

### Ray White Drysdale

16 Collins Street,  
Drysdale VIC 3222

### Contact agents



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