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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

2 Wardoo Court Clifton Springs VIC 3222

 3  2  1

## Indicative Selling Price

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

Range between \$499,000 &amp; \$539,000













## Median Sale Price

\$485,000 Houses in Clifton springs between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

## 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.

	<b>164 Beacon Point Road Clifton Springs VIC 3222</b>  3  1  2	Sold Price	<b>\$470,000</b>	Sold Date	<b>14-Jan-19</b>
				Distance	<b>0.77km</b>
	<b>7 Boondi Court Clifton Springs VIC 3222</b>  3  2  1	Sold Price	<b>\$470,000</b>	Sold Date	<b>19-Nov-18</b>
				Distance	<b>1.24km</b>
	<b>6 Yarramundi Drive Clifton Springs VIC 3222</b>  3  2  2	Sold Price	<b>\$530,000</b>	Sold Date	<b>01-Jul-18</b>
				Distance	<b>2.16km</b>

RS = Recent sale

UN = Undisclosed Sale

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