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	3A Kiama Way, Clifton Springs Vic 3222

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $470,000 & $490,000

Median sale price

Median price	$468,000	Property Type	House	Suburb	Clifton Springs
Period - From	04/12/2018	to 03/12/2019		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 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	2 Hilltop Dr, Curlewis, Vic 3222, Australia	$495,000	03/04/2019
2	5 Hyde Way, Curlewis, Vic 3222, Australia	$480,000	21/08/2018
3	50 Parrakoola Dr, Clifton Springs, Vic 3222, Australia	$485,000	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 18 months.~~

This Statement of Information was prepared on: 04/12/2019 19:13

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Property Type:
Agent Comments

Indicative Selling Price
$470,000 - $490,000
Median House Price
04/12/2018 - 03/12/2019: $468,000

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Comparable Properties

2 Hilltop Dr, Curlewis, Vic 3222, Australia (REI)　Agent Comments

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Price: $495,000
Method:
Date: 03/04/2019
Property Type: House

5 Hyde Way, Curlewis, Vic 3222, Australia (REI)　Agent Comments

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Price: $480,000
Method:
Date: 21/08/2018
Property Type: House

50 Parrakoola Dr, Clifton Springs, Vic 3222, Australia (REI)　Agent Comments

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Price: $485,000
Method:
Date: 25/10/2018
Property Type: House

Account - Fletchers　|　P: 5258 2833