

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

3A Kiama Way, Clifton Springs Vic 3222



Property Type:
Agent Comments

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

Comparable Properties

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



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

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



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

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



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

Account - Fletchers | P: 5258 2833



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. 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.