

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

28 Carawatha Avenue, Clifton Springs Vic 3222

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$650,000 & \$710,000

Median sale price

Median price \$606,000 Property type House Suburb Clifton Springs

Period - From April 2021 to June 2021 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. 35 Leawarra Way, Clifton Springs	\$660,000	10.9.2021
2. 28 Parrakoola Drive, Clifton Springs	\$680,000	20.7.2021
3. 53 Central Road, Clifton Springs	\$677,500	15.6.2021

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: 28.9.2021