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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

21 Mirrabooka Drive Clifton Springs VIC 3222

 5  3  3

## Indicative Selling Price

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

Range between \$849,000 & \$899,000

## Median Sale Price

\$443,000 Houses in Clifton springs between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.



**30 Shoreline Drive Curlewis VIC 3222**

 4  2  2

Sold Price **\$900,000** Sold Date **30-May-18**

Distance **0.83km**



**26-28 Sundial Drive Clifton Springs VIC 3222**

 4  3  4

Sold Price **\$875,000** Sold Date **17-Jun-17**

Distance **1.34km**



**14 Edgewater Drive Clifton Springs VIC 3222**

 3  2  2

Sold Price **\$900,000** Sold Date **26-Jan-18**

Distance **2.33km**

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