STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

33 Bay Shore Avenue Clifton Springs VIC 3222

3 1 4

Indicative Selling Price

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

Single Price $469,000

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.



36 Bay Shore Avenue Clifton Springs VIC 3222

3 2 1

Sold Price **$445,000** Sold Date **30-Jun-18**

Distance **0.09km**



6 Cameo Court Clifton Springs VIC 3222

3 1 2

Sold Price **$415,000** Sold Date **19-Apr-18**

Distance **0.34km**



28 Bullimah Avenue Clifton Springs VIC 3222

3 1 2

Sold Price **$405,000** Sold Date **21-Jul-18**

Distance **0.35km**

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