Melanie Mathewson

M 0421 419 490
E mel@nevillerichards.com.au

STATEMENT OF INFORMATION

Prepared on 05 Jul 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

23 Whitcombes Road Clifton Springs VIC 3222

3 3 2

Indicative Selling Price

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

Single Price $535,000

Median Sale Price

$475,000 Houses in Clifton springs between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

Comparable Property Sales

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.



71 Parrakoola Drive Clifton Springs VIC 3222

3 2 2

Sold Price **$550,000** Sold Date **17-Mar-18**

Distance **0.92km**



30 Boonderabbi Drive Clifton Springs VIC 3222

3 2 2

Sold Price **$530,000** Sold Date **07-Mar-18**

Distance **0.97km**



49 Beacon Point Road Clifton Springs VIC 3222

3 2 2

Sold Price **$565,000** Sold Date **01-Mar-19**

Distance **1.18km**

RS = Recent sale **UN** = Undisclosed Sale

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