

Statement of Information



Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property Offered for sale

Address
Including suburb and
locality and postcode

13 Jetty Road, Clifton Springs

Indicative selling price

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

Range Between

\$390,000

&

\$420,000

Median Sale Price

Median price

\$417,500

House

X

Suburb
or locality

Clifton Springs

Period - From

01/01/2017

to

31/12/2017

Source

Pricefinder

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

Address of comparable property	Price	Date of Sale
1. 4 Boondi Court, Clifton Springs	\$407,000	16/11/2017
2. 24 Allara Court, Clifton Springs	\$400,000	11/01/2018
3. 74 Yarramundi Drive, Clifton Springs	\$429,000	05/12/2017

Disclaimer: Every care has been taken in the preparation of the attached information, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable 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.

Prepared on 24 March 2018

Statement of Information

Sections 47AF of the Estate Agents Act 1980



13 Jetty Road, Clifton Springs

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Indicative selling price: \$390,000 - \$420,000

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

Bed Bath Car

Clifton springs

Median House Price: \$417,500

Period From: 01/01/2017

Source: Pricfinder

Median Unit Price:

Period to: 31/12/2017

Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
4 Boondi Court, Clifton Springs	House	3	1	1	\$407,000	16/11/2017	661m2
24 Allara Court, Clifton Springs	House	3	1	2	\$400,000	11/01/2018	593m2
74 Yarramundi Drive, Clifton Springs	House	3	2	2	\$429,000	05/12/2017	585m2

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Prepared on 24 March 2018

Agent Details

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