nevillerichards

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 or locality and postcode	15 Coolangatta Drive, Clifton Springs

Indicative selling price

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

Single price	$465,000				

Median sale price

Median price	$425,000	*House	x	*Unit		Suburb or locality	Clifton Springs
Period - From	Apr 30 2017	to	Mar 31 2018	Source	pricefinder		

Comparable property sales

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 48 Coolangatta Drive, Clifton Springs	$460,000	11/05/2017
2 32 Coolangatta Drive, Clifton Springs	$480,000	01/12/2017
3 9 Kiama Way, Clifton Springs	$470,000	24/01/2018