Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	22 Yarramundi Drive Clifton Springs VIC 3222

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$649,000	&	$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$595,000	Property type	House	Suburb	Clifton Springs
Period-from	01 Nov 2020	to	31 Oct 2021	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

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
13 Mirrabooka Drive Clifton Springs VIC 3222	$638,500	08-Sep-21
135 Bay Shore Avenue Clifton Springs VIC 3222	$675,000	17-Feb-21
67 Yarramundi Drive Clifton Springs VIC 3222	$640,000	26-Nov-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 29 November 2021

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13 Mirrabooka Drive Clifton Springs VIC 3222

3 2 2

Sold Price RS $638,500 Sold Date 08-Sep-21

Distance 0.15km



135 Bay Shore Avenue Clifton Springs VIC 3222

3 2 1

Sold Price $675,000 Sold Date 17-Feb-21

Distance 0.17km



67 Yarramundi Drive Clifton Springs VIC 3222

3 1 1

Sold Price RS $640,000 Sold Date 26-Nov-21

Distance 0.31km

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

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