

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

4 VICKY ROAD, 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$455,000

*House

x

*Unit

Suburb
or locality

CLIFTON SPRINGS

Period - From

01/10/17

to

30/09/18

Source

PRICEFINDER

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 |
|---|-----------|--------------|
| 1. 22 BARRANDS LANE, CLIFTON SPRINGS, VIC 3222 | \$482,000 | 07/03/18 |
| 2. 2/42 COOLANGATTA DRIVE, CLIFTON SPRINGS VIC 3222 | \$445,000 | 07/03/18 |
| 3. 36 DELUNGRA AVE, CLIFTON SPRINGS VIC 3222 | \$471,151 | 06/06/18 |

OR