

STATEMENT OF INFORMATION

4 YARRAMUNDI DRIVE, CLIFTON SPRINGS, VIC 3222

PREPARED BY JASON BARNETT AREI, BARNETT REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 YARRAMUNDI DRIVE, CLIFTON

3 1 1

Indicative Selling Price

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

Price Range: **\$315,000 to \$345,000**

Provided by: Jason Barnett AREI, Barnett Real Estate

MEDIAN SALE PRICE



CLIFTON SPRINGS, VIC, 3222

Suburb Median Sale Price (House)

\$378,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



43 BAY SHORE AVE, CLIFTON SPRINGS, VIC

3 1 1

Sale Price

***\$345,000**

Sale Date: 05/05/2017

Distance from Property: 1km



126 COUNTRY CLUB DR, CLIFTON SPRINGS,

3 1 1

Sale Price

\$327,500

Sale Date: 28/02/2017

Distance from Property: 1.5km



4 PARRAKOOLA DR, CLIFTON SPRINGS, VIC

3 - -

Sale Price

\$315,500

Sale Date: 14/12/2016

Distance from Property: 678m



This report has been compiled on 16/07/2017 by Barnett Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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
postcode

4 YARRAMUNDI DRIVE, CLIFTON SPRINGS, VIC 3222

Indicative selling price

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

Price Range: \$315,000 to \$345,000

Median sale price

Median price

\$378,000

House

Unit

Suburb

CLIFTON SPRINGS

Period

01 July 2016 to 30 June 2017

Source

pricfinder

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
43 BAY SHORE AVE, CLIFTON SPRINGS, VIC 3222	*\$345,000	05/05/2017
126 COUNTRY CLUB DR, CLIFTON SPRINGS, VIC 3222	\$327,500	28/02/2017
4 PARRAKOOLA DR, CLIFTON SPRINGS, VIC 3222	\$315,500	14/12/2016