

# 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 44 Thamballina Road, Clifton Springs 3222

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$465,000

### Median sale price

Median price \$460,000

House X

Suburb or locality Clifton Springs

Period - From 01/04/2017 to 30/06/2017

Source REIV

### 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
55 Boonderabbi Drive, Clifton Springs 3222	\$485,000	27/06/2017
11 Tarkarri Avenue, Clifton Springs 3222	\$455,000	24/03/2017
22 Gwinganna Drive, Clifton Springs 3222	\$430,000	08/06/2016