



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 81 Bay Shore Avenue, CLIFTON SPRINGS 3222

House  
5 beds 2 baths 2 parking

### Indicative selling price

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

**Single price \$550,000**

### Median sale price

Median **House** for **CLIFTON SPRINGS** for period **Sep 2016 - Aug 2017**

Sourced from [Realestate.com.au](http://Realestate.com.au).

**\$389,000**

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**52 Mirrabooka Drive,** Price **\$595,000** Sold 01 June 2017  
Clifton Springs 3222

**10 Sanctuary Cove,** Price **\$572,000** Sold 25 March 2017  
Clifton Springs 3222

**52-54 Clear water Drive,** Price **\$570,000** Sold 12 July 2017  
Clifton Springs 3222

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [Realestate.com.au](http://Realestate.com.au).

### Contact agents

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