

hockingstuart

STATEMENT OF INFORMATION

23 HILL STREET, CLIFTON SPRINGS, VIC 3222

PREPARED BY JOE CIRILLO, HOCKING STUART GEELONG

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 HILL STREET, CLIFTON SPRINGS, VIC  3  1  1

Indicative Selling Price

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

Single Price: **379,000**

Provided by: Joe Cirillo, Hocking Stuart Geelong

MEDIAN SALE PRICE



CLIFTON SPRINGS, VIC, 3222

Suburb Median Sale Price (House)

\$380,000

01 July 2016 to 30 June 2017

Provided by: 

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.



35 YARRAMUNDI DR, CLIFTON SPRINGS, VIC  3  1  2

Sale Price

***\$330,000**

Sale Date: 11/07/2017

Distance from Property: 555m



3 CARMEL AVE, CLIFTON SPRINGS, VIC 3222  3  2  2

Sale Price

***\$359,000**

Sale Date: 07/07/2017

Distance from Property: 2.4km



8 MARABOORA AVE, CLIFTON SPRINGS, VIC  3  2  4

Sale Price

***\$393,000**

Sale Date: 01/07/2017

Distance from Property: 351m



This report has been compiled on 03/08/2017 by Hocking Stuart Geelong. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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40 CATALINA CRES, CLIFTON SPRINGS, VIC



Sale Price

\$355,000

Sale Date: 25/03/2017

Distance from Property: 1.7km



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

23 HILL STREET, CLIFTON SPRINGS, VIC 3222

Indicative selling price

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

Single Price:

379,000

Median sale price

Median price

\$380,000

House

Unit

Suburb

CLIFTON SPRINGS

Period

01 July 2016 to 30 June 2017

Source



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
35 YARRAMUNDI DR, CLIFTON SPRINGS, VIC 3222	*\$330,000	11/07/2017
3 CARMEL AVE, CLIFTON SPRINGS, VIC 3222	*\$359,000	07/07/2017
8 MARABOORA AVE, CLIFTON SPRINGS, VIC 3222	*\$393,000	01/07/2017
40 CATALINA CRES, CLIFTON SPRINGS, VIC 3222	\$355,000	25/03/2017