

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

1/5 Bay Shore Avenue, Clifton Springs Vic 3222

Indicative selling price

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

Range between

\$490,000

&

\$535,000

Median sale price

Median price

\$553,500

Property Type

Unit

Suburb

Clifton Springs

Period - From

21/08/2022

to

20/08/2023

Source

REIV

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	3/9-11 Gidgee Mews CLIFTON SPRINGS 3222	\$547,000	01/03/2023
2	3/85 Collins St DRYSDALE 3222	\$525,000	26/05/2023
3	1/67 Dandarriga Dr CLIFTON SPRINGS 3222	\$520,000	20/09/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

21/08/2023 11:47

1/5 Bay Shore Avenue, Clifton Springs Vic 3222



 2  1  1

Property Type: Unit
Land Size: 224 sqm approx
Agent Comments

Indicative Selling Price
\$490,000 - \$535,000
Median Unit Price
21/08/2022 - 20/08/2023: \$553,500

Comparable Properties



3/9-11 Gidgee Mews CLIFTON SPRINGS 3222 (REI) [Agent Comments](#)

 2  1  1

Price: \$547,000
Method: Private Sale
Date: 01/03/2023
Property Type: Unit
Land Size: 223 sqm approx



3/85 Collins St DRYSDALE 3222 (REI) [Agent Comments](#)

 2  1  2

Price: \$525,000
Method: Private Sale
Date: 26/05/2023
Property Type: Unit
Land Size: 254 sqm approx



1/67 Dandarriga Dr CLIFTON SPRINGS 3222 (REI/VG) [Agent Comments](#)

 2  1  1

Price: \$520,000
Method: Private Sale
Date: 20/09/2022
Property Type: Unit

Account - Fletchers | P: 5258 2833



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.