

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 and postcode

36 Yarramundi Drive, Clifton Springs, VIC 3222
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Indicative selling price

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

Single price

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 or range between

\$600,000

 &

\$650,000

Median sale price

Median price

\$ 675,000

 Property type

House

 Suburb

CLIFTON SPRINGS

Period - From

08/04/2023

 to

07/04/2024

 Source

core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	22 Kanyanya Avenue Clifton Springs Vic 3222	\$645,000	2023-01-21
2	34 Gumbowie Avenue Clifton Springs Vic 3222	\$635,000	2022-11-25
3	103 Country Club Drive Clifton Springs Vic 3222	\$625,000	2023-03-28

This Statement of Information was prepared on:

08/04/2024

