

## 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

42 CORONAE DRIVE CLIFTON SPRINGS VIC 3222

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$660,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$672,000

Property type

House

Suburb

Clifton Springs

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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

11 CAMBERWARRA AVENUE CLIFTON SPRINGS VIC 3222	\$680,000	18-Dec-23
4 SPRINGS STREET CLIFTON SPRINGS VIC 3222	\$670,000	15-Dec-23
20 GUMAROOKA AVENUE CLIFTON SPRINGS VIC 3222	\$660,000	31-Aug-23

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: 28 February 2024



**11 CAMBERWARRA AVENUE  
CLIFTON SPRINGS VIC 3222**

 3  1  2

Sold Price **\$680,000** Sold Date **18-Dec-23**

Distance **0.67km**



**4 SPRINGS STREET CLIFTON  
SPRINGS VIC 3222**

 3  2  3

Sold Price **\$670,000** Sold Date **15-Dec-23**

Distance **1.03km**



**20 GUMAROOKA AVENUE  
CLIFTON SPRINGS VIC 3222**

 3  2  3

Sold Price **\$660,000** Sold Date **31-Aug-23**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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