

STATEMENT OF INFORMATION

9 TARPEENA WAY, CLIFTON SPRINGS, VIC 3222

PREPARED BY MICHAELA MILLER, GEELONG REAL ESTATE CO.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

9 TARPEENA WAY, CLIFTON SPRINGS, VIC 3222

Indicative selling price

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

Price Range: \$670,000 to \$720,000

Median sale price

Median price

\$670,000

Property type

House

Suburb

CLIFTON SPRINGS

Period

01 January 2023 to 31 December 2023

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

26 LEAWARRA WAY, CLIFTON SPRINGS, VIC 3222	\$745,000	17/01/2024
11 CAMBERWARRA AVE, CLIFTON SPRINGS, VIC 3222	**\$680,000	19/12/2023
12 RAKUMBA CRT, CLIFTON SPRINGS, VIC 3222	\$710,000	29/11/2023

This Statement of Information was prepared on:

07/03/2024