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	28 Gidgee Mews, Clifton Springs Vic 3222

Indicative selling price

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

Range between $650,000 & $695,000

Median sale price

Median price $700,000 Property Type House Suburb Clifton Springs

Period - From 01/04/2023 to 31/03/2024 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.

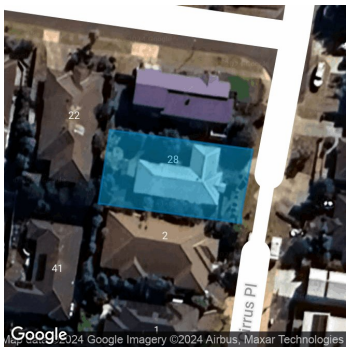
	Address of comparable property	Price	Date of sale
1	33 Waulu Av CLIFTON SPRINGS 3222	$700,000	15/03/2024
2	48 Bay Shore Av CLIFTON SPRINGS 3222	$670,000	12/03/2024
3	4 Springs St CLIFTON SPRINGS 3222	$670,000	15/12/2023

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: 27/05/2024 11:47

28 Gidgee Mews, Clifton Springs Vic 3222



4 2 2

Property Type: House
Land Size: 566 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $695,000
Median House Price
Year ending March 2024: $700,000

Comparable Properties



33 Waulu Av CLIFTON SPRINGS 3222 (REI/VG)

4 2 4

Price: $700,000
Method: Private Sale
Date: 15/03/2024
Property Type: House
Land Size: 731 sqm approx

Agent Comments



48 Bay Shore Av CLIFTON SPRINGS 3222 (REI/VG)

3 1 2

Price: $670,000
Method: Private Sale
Date: 12/03/2024
Property Type: House
Land Size: 724 sqm approx

Agent Comments



4 Springs St CLIFTON SPRINGS 3222 (REI/VG)

3 2 3

Price: $670,000
Method: Private Sale
Date: 15/12/2023
Property Type: House
Land Size: 603 sqm approx

Agent Comments

Account - Fletchers | P: 5258 2833

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