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: 21 Bullimah Avenue, Clifton Springs, VIC 3222

Indicative selling price

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

Single price: | or range between: $645,000 | & $695,000

Median sale price

Median price: $621,000 | Property type: House | Suburb: CLIFTON SPRINGS

Period - From: 25/07/2020 | to: 25/01/2022 | Source: core_logic

Comparable property sales

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

	Address of comparable property	Price	Date of sale
1	12 Boolarra Avenue Clifton Springs Vic 3222	$667,000	2021-07-31
2	49 Panpandi Drive Clifton Springs Vic 3222	$700,000	2021-10-29
3	44 Carawatha Avenue, Clifton Springs Vic 3222	$712,000	2021-12-16

This Statement of Information was prepared on: 25/01/2022

CONSUMER AFFAIRS VICTORIA