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	21 Barrands Lane, Clifton Springs Vic 3222

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $671,000 Property Type House Suburb Clifton Springs

Period - From 01/10/2023 to 30/09/2024 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	51 Boonderabbi Dr CLIFTON SPRINGS 3222	$800,000	09/08/2024
2	19 Eastwood Cr DRYSDALE 3222	$690,000	10/07/2024
3	9 Leawarra Way CLIFTON SPRINGS 3222	$690,000	06/06/2024

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: 29/10/2024 12:25

21 Barrands Lane, Clifton Springs Vic 3222



4 2 2

Rooms: 5
Property Type: House
Land Size: 601 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median House Price
Year ending September 2024: $671,000

Comparable Properties



51 Boonderabbi Dr CLIFTON SPRINGS 3222 (REI/VG)

4 2 7

Price: $800,000
Method: Private Sale
Date: 09/08/2024
Property Type: House
Land Size: 980 sqm approx

Agent Comments



19 Eastwood Cr DRYSDALE 3222 (REI/VG)

4 2 2

Price: $690,000
Method: Private Sale
Date: 10/07/2024
Property Type: House
Land Size: 716 sqm approx

Agent Comments



9 Leawarra Way CLIFTON SPRINGS 3222 (REI/VG)

4 2 4

Price: $690,000
Method: Private Sale
Date: 06/06/2024
Property Type: House
Land Size: 724 sqm approx

Agent Comments

Account - Fletchers | P: 5258 2833

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