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	7 Cumbalum Court, Clifton Springs VIC 3222

Indicative selling price

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

Range between $749,000 & $799,000

Median sale price

Median price $655,000 Property Type House Suburb Clifton Springs

Period - From 07/11/2024 to 06/05/2025 Source core_logic

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
23 Caravel Avenue Clifton Springs VIC 3222	$785,000	18/03/2025
33 Whitcombes Road Clifton Springs VIC 3222	$735,000	26/02/2025
4 Warrawee Court Clifton Springs VIC 3222	$760,000	27/11/2024

This Statement of Information was prepared on: 07/05/2025