



STATEMENT OF INFORMATION

17 KANYANYA AVENUE, CLIFTON SPRINGS, VIC-3222

PREPARED BY GRAHAM SCANLON, FRUIT PROPERTY GEELONG

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17 KANYANYA AVENUE, CLIFTON

3 1 2

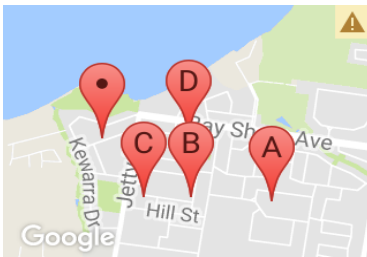
Indicative Selling Price

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

Price Range: \$420,000 to \$440,000

Provided by: Graham Scanlon, Fruit Property Geelong

MEDIAN SALE PRICE



CLIFTON SPRINGS, VIC, 3222

Suburb Median Sale Price (House)

\$400,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



7 ALCHERA CRT, CLIFTON SPRINGS, VIC 3222

3 1 2

Sale Price

***\$370,000**

Sale Date: 19/09/2017

Distance from Property: 1.2km



74 YARRAMUNDI DR, CLIFTON SPRINGS, VIC

3 2 2

Sale Price

***\$429,000**

Sale Date: 07/09/2017

Distance from Property: 710m



54 MIRRABOOKA DR, CLIFTON SPRINGS, VIC

3 1 2

Sale Price

Price Withheld

Sale Date: 10/08/2017

Distance from Property: 495m



This report has been compiled on 08/11/2017 by Fruit Property Geelong. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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35 YARRAMUNDI DR, CLIFTON SPRINGS, VIC



3



1



2

Sale Price

***\$330,000**

Sale Date: 11/07/2017

Distance from Property: 562m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 KANYANYA AVENUE, CLIFTON SPRINGS, VIC 3222

Indicative selling price

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

Price Range: \$420,000 to \$440,000

Median sale price

Median price

\$400,000

House

Unit

Suburb

CLIFTON SPRINGS

Period

01 October 2016 to 30 September 2017

Source

pricfinder

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
7 ALCHERA CRT, CLIFTON SPRINGS, VIC 3222	*\$370,000	19/09/2017
74 YARRAMUNDI DR, CLIFTON SPRINGS, VIC 3222	*\$429,000	07/09/2017
54 MIRRABOOKA DR, CLIFTON SPRINGS, VIC 3222	Price Withheld	10/08/2017
35 YARRAMUNDI DR, CLIFTON SPRINGS, VIC 3222	*\$330,000	11/07/2017