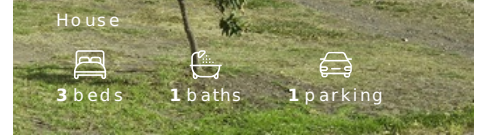




## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 65 Bay Shore Avenue, CLIFTON SPRINGS 3222



### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$420,000 - \$460,000**

### Median sale price

Median **House** for **CLIFTON SPRINGS** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

**\$429,000**

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**13 Jetty Road,**  
Clifton Springs 3222

Price **\$440,000** Sold 30  
March 2018

**26 Caravel Avenue,**  
Clifton Springs 3222

Price **\$450,000** Sold 09  
March 2018

**59 Thamballina Road,**  
Clifton Springs 3222

Price **\$449,000** Sold 28  
March 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Drysdale

16 Collins Street,  
Drysdale VIC 3222

### Contact agents



**Travis Smith**  
Ray White

(03) 5251 5880  
0431 853 002  
[travis.smith@raywhite.com](mailto:travis.smith@raywhite.com)



**Amanda Yeo**  
Ray White

(03) 5251 5880  
0447 055 200  
[amanda.yeo@raywhite.com](mailto:amanda.yeo@raywhite.com)

