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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

12 Kawana Court Clifton Springs VIC 3222

 3  2  -

## Indicative Selling Price

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

Single Price \$459,000

## Median Sale Price

\$444,500 Houses in Clifton springs between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.



**9 Bahloo Avenue Clifton Springs  
VIC 3222**

 3  2  3

Sold Price **\$450,000** Sold Date **02-Oct-18**

Distance **1.16km**



**36 Bay Shore Avenue Clifton  
Springs VIC 3222**

 3  2  1

Sold Price **\$445,000** Sold Date **30-Jun-18**

Distance **1.23km**



**7 Takanna Avenue Clifton Springs  
VIC 3222**

 3  2  1

Sold Price **\$442,000** Sold Date **24-Nov-17**

Distance **2.22km**

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