

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

136 Country Club Drive, Clifton Springs VIC 3222

Indicative selling price

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

Range between

\$680,000

&

\$740,000

Median sale price

Median price

\$652,550

Property Type

House

Suburb

Clifton Springs

Period - From

23/01/2025

to

22/07/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

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 eighteen months.

| Address of comparable property | Price | Date of sale |
|--------------------------------|-------|--------------|
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This Statement of Information was prepared on:

24/07/2025