

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode Lot 613 Lace Monitor Circuit, Clyde North, VIC-3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$280,000 & \$308,000

Median sale price

(*Delete house or unit as applicable)

Median price \$334,250 *Land X *Unit Suburb Clyde North

Period - From June 18 to June 18 Source Core Logic

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1 2 Catfish Street, Clyde North, VIC-3978	\$318,000	11-Jul-18
2 21 Mountjoy Circuit, Clyde North, VIC-3978	\$319,000	15-Aug-18
3 84 Cochin Drive, Clyde North, VIC-3978	\$362,000	08-May-18