

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 36 Hyde Avenue 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 \$425,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$326,250

*Land X

*Unit

Suburb Clyde North

Period - From July 2017

to Jul 2018

Source RP DATA

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
51 Rathberry Circuit Clyde North VIC 3978	\$405,000	11-Apr-18
4 Dolomite Boulevard Clyde North VIC 3978	\$400,000	12-May-18
43 Rathberry Circuit Clyde North VIC 3978	\$390,000	06-Mar-18

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

