

Statement of Information
**Internet advertising for single residential property
 located within or outside the Melbourne
 metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
 Including suburb and
 postcode 13 Dyer Court Clarinda

Indicative selling price

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

range between \$800,000 & \$880,000

Median sale price

Median price \$808,000 House ☒ Suburb or locality Clarinda
 Period - From 01/07/2016 to 30/06/2017 Source REIV

Comparable property sales

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
7 Barwon Court Clayton South	\$871,000	18/03/2017
32 Merrigum Crescent Clarinda	\$840,000	01/07/2017
9 Merrigum Crescent Clarinda	\$805,000	10/06/2017