

## 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

33 Kosciuszko Circuit, Clyde

### Indicative selling price

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

Single price \$\* or range between \$400,000 & \$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$430,000 \*House \*Unit X Suburb Clyde

Period - From 01/12/17 to 30/11/18 Source CoreLogic

### 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
32 Kosciuszko Circuit, Clyde	\$475,000	13/09/18
84 Green Gully Rod, Clyde	\$430,000	22/08/18
17A Illawarra Ave, Clyde	\$419,000	13/07/18