

# Statement of Information

## 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 1827, 410 Clyde-Fiveways Road, Clyde VIC 3978

### 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 \$296,000 or range between \$\* & \$

### Median sale price

(\*Delete house or unit as applicable)

Median price \$297,000 \*House \*Unit Suburb Clyde VIC 3978

Period - From 01 Jan 2018 to 31 Dec 2018 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
1 1 Punt Way, Clyde VIC 3978	\$310,000	10/10/18
2 16 Amazon Avenue, Clyde VIC 3978	\$315,000	30/08/18
3 8 Danube Road, Clyde VIC 3978	\$306,000	13/10/18



OBrien Real Estate