

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 56 Wynnstay Street, Clyde

Indicative selling price

Range between: \$345,000 to \$355,000

Median sale price

Median Price: \$495,000 House Suburb: Clyde

Period - From: January 1st 2017 to December 31st 2017

Source: RP Data

Comparable property sales

Below are the three properties sold within two kilometers 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.



**34 Blackhazel
Crescent Clyde
North**

Bed Bath Car

**Sold \$345,000
Date Sold 29/11/17
Land 412 SqM**



**57 Abbeyard
Drive Clyde**

Bed Bath Car

**Sold \$350,000
Date Sold 23/01/18
Land 448 SqM**



**38 Hollywell Road
Clyde North**

Bed Bath Car

**Sold \$352,000S
Date Sold 23/01/18
Land 400 SqM**