



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

33 Kernot Parade, Clyde, VIC 3978

INDICATIVE SELLING PRICE

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

Single Price \$0

MEDIAN SALE PRICE

Median price \$518,750 | Land | Clyde (3978)

Period - From 1 July 2019 to 29 July 2019 | Source - REA

COMPARABLE PROPERTY SALES

These are the three properties sold within five kilometres of the property for sale in the last 18 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
16 WYNNSTAY STREET, CLYDE VIC 3978	\$315,000	16/07/2018
40 GALVESTON ROAD, CLYDE VIC 3978	\$317,500	24/05/2018
75 ADRIATIC CIRCUIT, CLYDE VIC 3978	\$310,000	20/06/2018