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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

5 Calibre Circuit Clyde North VIC 3978

3 2 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$715,000

### Median Sale Price

\$580,000 Houses in Clyde north between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**25 Skylark Boulevard Clyde North VIC 3978**

4 3 2

Sold Price

<sup>RS</sup> **\$700,000**

Sold Date

**23-Dec-18**

Distance

**0.29km**



**12 Ferdinand Drive Clyde North VIC 3978**

4 2 2

Sold Price

**\$694,900**

Sold Date

**05-Sep-18**

Distance

**0.24km**



**3 Sanrubin Close Clyde North VIC 3978**

4 2 2

Sold Price

**\$669,900**

Sold Date

**04-Sep-18**

Distance

**0.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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