

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

28 Flowerbloom Crescent , Clyde North

Indicative selling price

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

Single price

or range between

\$*870,000

&

900,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$ 432,500

*House

Y

Unit

Suburb
or locality

Clyde North

Period - From

1/1/2016

to

1/1/2017

Source

Core Logic

Comparable property sales (*Delete A or B below as applicable)

A* 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
11 Flowerbloom Crescent Clyde North, VIC, 3978	\$941,000	9 Nov 2016
60 Flowerbloom Crescent Clyde North, VIC, 3978	\$950,000	22 Dec 2016
64 Flowerbloom Crescent Clyde North, VIC, 3978	\$840,000	7 Dec 2016