

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

Lot 401 Carlyle 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

\$ 325,000

&

\$ 345,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$ 252,000

*House

Land

Y

Suburb
or locality

Clyde North

Period - From

Feb 2016

to

Feb 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
1 51 Bonnington Boulevard Clyde North	\$ 324,000	31 Jan 2017
2 15 Lilydale Avenue Clyde North	\$ 320,000	22 Feb 2017
3 30 Serene Way Clyde North	\$ 360,500	11 Apr 2017