

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

12 Manoora Avenue,  
CLYDE NORTH 3978

### Indicative selling price

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

**Range \$600,000 - \$630,000**

### Median sale price

Median **House** for **CLYDE NORTH** for period **Feb 2019 - Apr 2019**

Sourced from **RP Data**.

**\$618,000**

### Comparable property sales

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

**24 Elmtree Crescent,**  
Clyde North 3978

**Price \$620,000** Sold 01  
April 2019

**48 Cottongrass Avenue,**  
Clyde North 3978

**Price \$601,000** Sold 28  
February 2019

**5 Ellaroo Circuit,**  
Clyde North 3978

**Price \$600,000** Sold 18  
January 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data.

House



4 beds



2 baths



2 parking

#### Ray White Cranbourne

Level 1 7-9 Bakewell Street,  
Cranbourne VIC 3977

#### Contact agents



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