

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 27 Riverstone Boulevard, Clyde North, Vic 3978

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 \$*680,000 & \$700,000

Median sale price

(*Delete house or unit as applicable)

Median price \$580,000 *House X *Unit Suburb Clyde North

Period - From Mar 2018 to Feb 2019 Source Rp Data Core Logic

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

A* 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 14 Arboulea Blvd, Cranbourne North, Vic 3977	\$697,000	27/8/18
2 35 Riverstone Boulevard, Clyde North, Vic 3978	\$680,000	11/1/19
3 24 Serengeti Street, Clyde North, Vic 3978	\$699,900	14/2/19

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.