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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

13 Babylon Crest Clyde North VIC 3978

 4  2  -

## Indicative Selling Price

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

Range between \$530,000 & \$580,000













## Median Sale Price

\$595,120 Houses in Clyde north between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within two 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.

	<b>25 Hekela Street Clyde North VIC 3978</b>	Sold Price	<b>\$550,000</b>	Sold Date	<b>17-Feb-19</b>
	 5  2  2			Distance	<b>0.07km</b>
	<b>23 Swallowtail Avenue Clyde North VIC 3978</b>	Sold Price	<b>\$599,900</b>	Sold Date	<b>23-Apr-19</b>
	 4  2  2			Distance	<b>1.95km</b>
	<b>24 Elmtree Crescent Clyde North VIC 3978</b>	Sold Price	<b>\$620,000</b>	Sold Date	<b>29-Mar-19</b>
	 4  2  2			Distance	<b>1.77km</b>

RS = Recent sale

UN = Undisclosed Sale

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