

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

3 Walbrook Drive, Clyde North 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$619,000

*House

X

*Unit

Suburb

Clyde North

Period - From

01/10/2017

to

08/10/2018

Source

Realestate.com.au

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 Craddock Drive, Clyde North 3978	\$595,120	07/06/2018
2. 6 Ramleigh Boulevard, Clyde North 3978	\$570,000	20/07/2018
3. 19 Thornell Street, Clyde North 3978	\$580,000	03/07/2018

