

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

Lot 748 Dolomite Boulevard Clyde North VIC 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$*335,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$290,000

*Land

X

*Unit

Suburb

Clyde North

Period - From

Mar 2017

to

Feb 2018

Source

CoreLogic

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	10 Colonnade Street Clyde North	\$320,000	03-Oct-17
2	3 Cochin Drive Clyde North	\$346,000	23-Jan-18
3	38 Hollywell Road Clyde North	\$352,000	08-Feb-18

