

## Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address: Lot 347 Jackwood Drive Clyde North 3978

### Indicative selling price

Range between: \$350,000 to \$380,000

### Median sale price

Median Price: \$443,000    House    Suburb: Clyde North

Period - From: February 2017 Source: RP Data

### Comparable property sales

Below are the three properties sold within two kilometers 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.



#### **31 Broadbank Crescent Clyde North**

**0 Bed 0 Bath 0 Car**

**Sold \$352,000  
Date Sold 30/01/17  
Land 480SqM**



#### **30 Serene Way Clyde North**

**0 Bed 0 Bath 0 Car**

**Sold \$360,500  
Date Sold 11/04/17  
Land 480SqM**



#### **104 Rossiter Retreat Cranbourne North**

**0 Bed 0 Bath 0 Car**

**Sold \$355,000  
Date Sold 7/02/17  
Land 544SqM**