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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

10 Featherdown Way Clyde North VIC 3978

 4  2  2

## Indicative Selling Price

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

Range between \$745,000 & \$795,000













## Median Sale Price

\$599,900 Houses in Clyde north between 01 Jun 2018 - 31 May 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>82 Longshore Drive Clyde North VIC 3978</b>	Sold Price	<b>\$775,000</b>	Sold Date	<b>17-Jan-19</b>
	 5  3  2			Distance	<b>0.34km</b>
	<b>9 Lycium Road Clyde North VIC 3978</b>	Sold Price	<b>\$740,000</b>	Sold Date	<b>08-May-19</b>
	 4  2  2			Distance	<b>1.68km</b>
	<b>3 Sikes Road Clyde North VIC 3978</b>	Sold Price	<b>\$755,000</b>	Sold Date	<b>09-May-19</b>
	 4  3  2			Distance	<b>1.78km</b>

RS = Recent sale UN = Undisclosed Sale

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