

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

51, Moxham Drive, Clyde North

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

\$*550K

&

\$590K

Median sale price

(*Delete house or unit as applicable)

Median price

\$432,500

*House

Y

Unit

Suburb
or locality

Clyde North

Period - From

2016

to

2017

Source

Core Logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
5, Bradshaw Way, Clyde North	\$583,000	4 Apr 2017
44, Como Parade, Clyde North	\$ 590,000	2 May 2017
19, Carisbrooke Way, Clyde North	\$ 544,900	24 Apr 2017