

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**12 Moxham Drive,  
CLYDE NORTH 3978**

### Indicative selling price

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

**Range \$660,000 - \$719,500**

### Median sale price

Median **House** for **CLYDE NORTH** for period **Jun 2019 - Jun 2019**

Sourced from **RP Data / Pricefinder**.

**\$618,000**

### Comparable property sales

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 the most comparable to the property for sale.

**16 Dressen Way,**  
Clyde North 3978

**Price \$680,000** Sold 23  
March 2019

**28 Murphy Street,**  
Clyde North 3978

**Price \$685,000** Sold 16  
March 2019

**17 Murphy Street,**  
Clyde North 3978

**Price \$710,000** Sold 10 July  
2019

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data / Pricefinder.

House

4 beds

2 baths

2 parking

### Ray White Cranbourne

Level 1 7-9 Bakewell Street,  
Cranbourne VIC 3977

### Contact agents



**Paul Ringeri**  
Ray White

(03) 5990 9513  
0412 364 893  
[paul.ringeri@raywhite.com](mailto:paul.ringeri@raywhite.com)



**Dwayne Rajaratnam**  
Ray White

(03) 5990 9505  
0422 104 612  
[dwayne.rajaratnam@raywhite.com](mailto:dwayne.rajaratnam@raywhite.com)

