

# Statement of Information 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

15 Timble Way Clyde North VIC 3978

## 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 betweer		\$420,000		\$450,000			
Median sale price (*Delete house or unit as applicable)										
Median Price	\$335,000	*Ho	*House		*Unit		Clyde North			
Period-from	01 Apr 2018	to	31 Mar 20	)19	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	
3 Gidran Way Clyde North VIC 3978	\$440,000	20-Mar-19	
48 Castillo Avenue Clyde North VIC 3978	\$465,000	04-Mar-19	
166 Selandra Boulevard Clyde North VIC 3978	\$475,000	23-Jan-19	

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

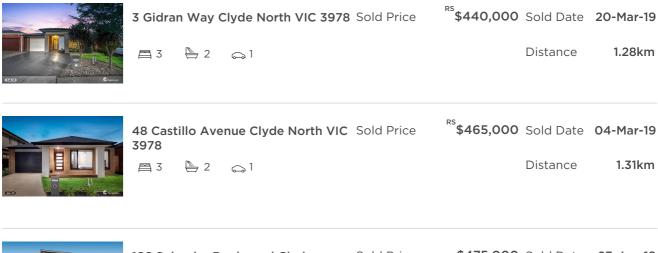
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166 Selandra Boulevard Clyde North VIC 3978			Sold Pi	rice	\$475,000	Sold Date	23-Jan-19
	2					Distance	1.55km

RS = Recent sale UN = Undisclosed Sale

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