

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

3 Cubbie Way , 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

\$*470,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$ 432,500

*House

Y

Unit

Suburb
or locality

Clyde North

Period - From

1/1/2016

to

1/1/2017

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 Glenelg Street, Clyde North	\$500,000	13 Apr 2017
27 Everard Avenue, Clyde North	\$492,400	03 Apr 2017
3 Barrier Parade, Clyde North	\$510,000	15 Mar 2017