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	2 MERTON AVENUE, CLYDE, VIC 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:	$565,000

Median sale price

Median price	$476,000	House	X	Unit		Suburb	CLYDE
Period	01 April 2017 to 30 June 2017	Source	pricefinder				

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
92 SELANDRA BVD, CLYDE NORTH, VIC 3978	*$550,000	16/05/2017
12 COMPTON WAY, CLYDE NORTH, VIC 3978	$547,000	12/05/2017
16 SAN FRATELLO ST, CLYDE NORTH, VIC 3978	$566,581	30/01/2017