



458m<sup>2</sup>

32.67m

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 21 Dexter Crescent, 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 \$340,000 - \$360,000**

### Median sale price

Median **House** for **CLYDE NORTH** for period **Apr 2018 - Jul 2018**

Sourced from **RPData/Core Logic 03/04/18**.

**\$490,000**

### 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.

**26 Langshan Road ,**  
Clyde North 3978

Price **\$390,000** Sold 25  
February 2018

**8 Appenzeller Drive,**  
Clyde North 3978

Price **\$350,000** Sold 01  
March 2018

**5 Unnamed,**  
Clyde North 3978

Price **\$345,000** Sold 15  
March 2018

### 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 RPData/Core Logic 03/04/18.

House

### Ray White Cranbourne

Level 1 7-9 Bakewell Street,  
Cranbourne VIC 3977

### Contact agents



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**RayWhite.**