

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: Lot 415 Merrin Close Clyde North 3978

Indicative selling price

Range between: \$310,000 to \$320,000

Median sale price

Median Price: \$443,000 House Suburb: Clyde North

Period - From: February 2017 Source: RP Data

Comparable property sales

Below are the three properties sold within two kilometers 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.



51 Bonnington Boulevard Clyde North

0 Bed 0 Bath 0 Car

Sold \$324,000
Date Sold 31/01/17
Land 448SqM



15 Lilydale Avenue Clyde North

0 Bed 0 Bath 0 Car

Sold \$320,000
Date Sold 22/02/17
Land 448SqM



1 Stoneleigh Road Cranbourne North

0 Bed 0 Bath 0 Car

Sold \$330,000
Date Sold 31/03/17
Land 522SqM