

## 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

8 Canyon Avenue, CLYDE

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$\*

or range between

\$495,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$509,888

\*House

x

\*Unit

Suburb

CLYDE

Period - From

May 18-

to

April 19

Source

RP Data

### 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
1. 21 Barossa Drive, Clyde North	\$508,000	17-03-19
2. 18 Lusitano Way, Clyde North	\$510,000	18-02-19
3. 58 Heybridge Street, Clyde	\$530,000	17-03-19

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.