

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 28 Kalbian Drive Clyde Nth

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 \$500,000 & \$550,000

Median sale price

(*Delete house or unit as applicable)

Median price \$580,000 *House X *Unit Suburb Clyde Nth

Period - From 1 Feb 2018 to 31 Jan 2019 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
22 Turano Way Clyde Nth 3978	\$ 562,000	22 Nov 2018
54 Castillo Ave Clyde Nth 3978	\$ 571,500	08 Jan 2019
6 Salerno Way Clyde Nth 3978	\$ 530,000	10 Nov 2017

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.