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	64 Como Parade, Clyde North, VIC, 3978

Indicative selling price

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

Single price	$595,000	or range between		&	

Median sale price

(*Delete house or unit as applicable)

Median price	$517,400	*House	X	Suburb	Clyde North, VIC, 3978
Period - From	MAY 2017	to	APR 2018	Source	CoreLogic

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. 12 Coolana Drive, Clyde North, VIC, 3978	$610,000	01/12/2017
2. 3 Amesbury Way, Clyde North, VIC, 3978	$630,000	20/11/2017
3. 15 Mill Circuit, Clyde North, VIC, 3978	$660,000	04/11/2017