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	13 Dream Avenue, 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	$463,700	or range between	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median price	$	*House	X	Suburb	Clyde North, VIC, 3978
Period - From	Nov 2016	to	Oct 2017	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. 17 Hanoverian Street Clyde North VIC 3978	$520,000	14/09/2017
2. 6 Westphalian Rise, Clyde North, VIC, 3978	$530,000	19/09/2017
3. 22 Jutland Close, Clyde North, VIC, 3978	$572,250	14/10/2017