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	Lot 34 Highbury Road 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	$*	or range between	$*220,000	&	$240,000

Median sale price

(*Delete house or unit as applicable)

Median price	$NA	*House	/	*Land		Suburb	Clyde North
Period - From	Mar 2017	to	Aug 2017			Source	Core logic

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	$	
2	$	
3	$	

OR

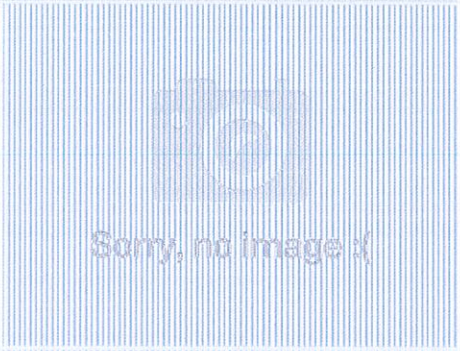
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

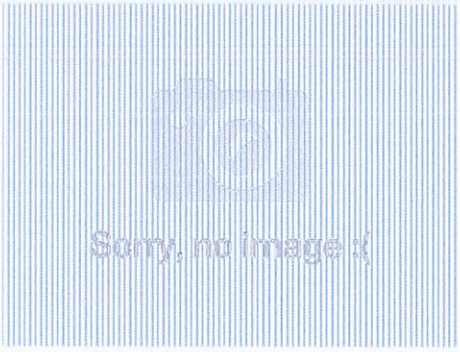
Lot 2009, Carpathian Drive, Clyde North, Vic 3978

Residential Land



CLYDEVALE
THE GATEWAY TO CLYDE





Magenta

$250,000

Set amongst established amenity and bordered by schools and sporting facilities with more on the way, Clydevale places our lucky residents at the centre of everything, with plenty of room to grow.

Upcoming Inspections

Inspect by appointment, contact agent.

- CRANBOURNE

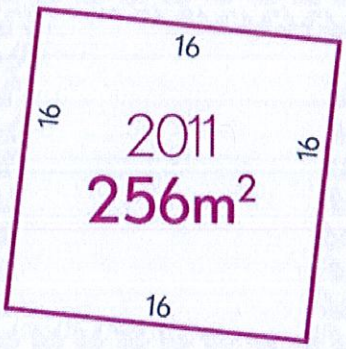
1/203 High Street Cranbourne, Vic 3977

Candin Willett

0488972703

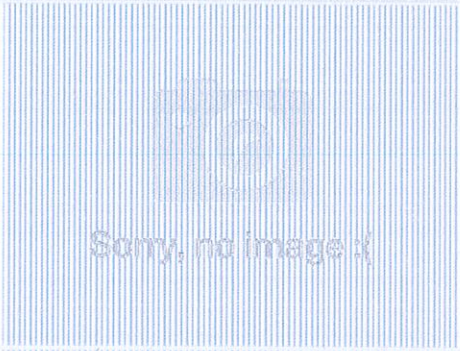
Lot 2011, Plymouth Boulevard, Clyde North, Vic 3978

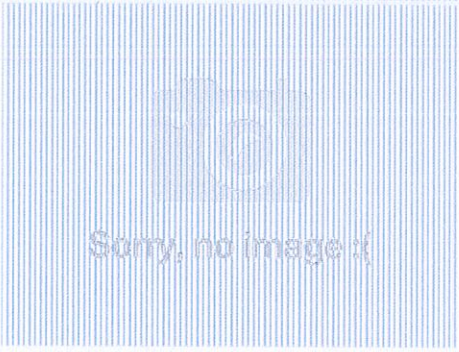
Residential Land











Magenta

$255,000

Clydevale is the true gateway to Clyde a unique and innovative community, which has become one of the most sought after communities in Melbourne's southeast.

Upcoming Inspections

Inspect by appointment, contact agent.

- CRANBOURNE

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