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	11 Palacio Terrace Clyde North

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	$490,000	&	$530,000

Median sale price

Median price	$528,000	House	x	Suburb	Clyde
Period - From	July 2016	to	July 2017	Source	REA

Comparable property sales

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.

OBrien Real Estate