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	16 Guernsey Street Clyde North

Indicative selling price

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

Single price	$330,000	or range between		&

Median sale price

(*Delete house or unit as applicable)

Median price	$459,950	*House	X	*Unit		Suburb	CLYDE NORTH
Period - From	1 APRIL 2017	to	30 APRIL 2017			Source	RPDATA

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. 26 Brookhouse Street Clyde North	$310,000	22/03/2017
2. 4 Dame Avenue Clyde North	$303,000	03/03/2017
3. 60 Moxham Drive Clyde North	$275,000	03/02/2017

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.