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: 12 ATRIUM STREET 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: $360,000 & $390,000

Median sale price

(*Delete house or unit as applicable)

Median price: $252,000 *Land: X *Unit: Suburb: CLYDE NORTH

Period - From: OCT 2016 to: SEP 2017 Source: CORE LOGIC RP DATA

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
37 BARLEY CRESCENT CLYDE NORTH VIC 3978	$347,000	17-AUG-17
3 ATRIUM STREET CLYDE NORTH VIC 3978	$360,000	30-AUG-17
18 OBSERVATORY STREET CLYDE NORTH VIC 3978	$352,000	28-JUN-17

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.