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: 26 HYDE 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: $ | or range between: $400,000 | &: $440,000

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
18 OBSERVATORY STREET CLYDE NORTH VIC 3978	$352,000	28-JUN-17
3 ATRIUM STREET CLYDE NORTH VIC 3978	$360,000	30-AUG-17
25 ROSANOVE STREET CLYDE NORTH VIC 3978	$372,500	13-JUL-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.