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: 18 Townsend Avenue Clyde

Indicative selling price

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

[ ] or range between $480,000 & $528,000

Median sale price

(*Delete house or unit as applicable)

Median price $ 470,500 *House [x] [ ] Suburb Clyde

Dec 2016 to Nov 2017 Source CoreLogic

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. 54 Bona Vista Rise Clyde VIC 3978	$ 462,000	04/08/17
2. 20 Pyrenees Road Clyde VIC 3978	$ 500,000	05/09/17
3. 86 Bimberry Circuit Clyde VIC 3978	$ 460,000	09/10/17