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: 56 Pyrenees Road, Clyde 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 $450,000 & $480,000

## Median sale price

(*Delete house or unit as applicable)

Median price: $486,000 *House: X *Unit: Suburb: CLYDE

Period - From: 1-1-17 to: 1-1-18 Source:

## 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 11 Falabela Road, Clyde North 3978 | $455,000 | 8-9-17 |
| 2 17 Townsend Avenue, Clyde 3978 | $455,000 | 30-9-17 |
| 3 86 Bimberry Circuit, Clyde 3978 | $ 460,000 | 9-10-17 |

**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.