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	20 CURZON 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	$340,000	&	$370,000

Median sale price

(*Delete house or unit as applicable)

Median price	$280,000	*Land	X	*Unit		Suburb	CLYDE NORTH
Period - From	JAN 2017	to	DEC 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
21 TURANO WAY CLYDE NORTH VIC 3978	$345,000	08-SEP-17
59 SANDYMOUNT DRIVE CLYDE NORTH VIC 3978	$375,000	20-DEC-17
71 CASTILLO AVENUE CLYDE NORTH VIC 3978	$336,221	25-OCT-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.