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	23 Grande Belmond Avenue, Clyde VIC 3978

Indicative selling price

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

Range between $550,000 & $605,000

Median sale price

(*Delete house or unit as applicable)

Median price $492,500 *House X Suburb Clyde

Period - From MAR 2017 to FEB 2018 Source CoreLogic

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
1. 24 Ayredale Street Clyde VIC 3978	$593,000	29-JAN-18
2. 5 Pelion Avenue Clyde VIC 3978	$565,000	20 –NOV-17