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	**21 Castillo 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)

Range between **$595,000** & **$650,000**

Median sale price

(*Delete house or unit as applicable)

Median price **$509,000** *House **X** Suburb **Clyde North**

Period - From **FEB 2017** to **JAN 2018** Source **RP DATA – CORE LOGIC**

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. 75 Selandra Boulevard Clyde North VIC 3978	**$642,000**	14-Nov-17
2. 17 Deoro Parade Clyde North VIC 3978	**$660,000**	16-Jan-18
3. 10 Walbrook Drive Clyde North VIC 3978	**$621,000**	06-Nov-17