Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	116 SELANDRA BOULEVARD, 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 $620,000 & $680,000

Median sale price

(*Delete house or unit as applicable)

Median price $515,000 *House X Suburb or locality CLYDE NORTH

Period - From MAR 2017 to FEB 2018 Source CORELOGIC

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 Forest Drive Clyde North VIC 3978	$670,000	8-NOV-18
3. 61 Selandra Boulevard Clyde North VIC 3978	$703,000	16-NOV-17

OBrien Real Estate