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	64 Flowerbloom Crescent, 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	$880,000	&	$940,000

Median sale price

(*Delete house or unit as applicable)

Median price	$525,421	*House	X	*Unit		Suburb	Clyde North
Period - From	01-05-2017	to	01-05-2018			Source	Core Logic

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.