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	25 Forest Drive, 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	$560,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median price	$550,000	*House	X	*Unit		Suburb	Clyde North
Period - From	JULY-2017	to	JUN-2018			Source	CoreLogic

Comparable property sales

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. 80 Selandra Blvd, Clyde North VIC 3978	$580,000	13/02/2018
2. 107 Heather Grove, Clyde North VIC 3978	$587,000	29/01/2018
3. 11 Lusitano Way, Clyde North VIC 3978	$550,000	01/03/2018

OBrien Real Estate