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	26 BONA VISTA RISE, 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 $495,000 & $540,000

Median sale price

(*Delete house or unit as applicable)

Median price $528,250 *House X Suburb CLYDE

Period - From JUN 2017 to JUN 2018 Source CORELOGIC

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. 7 Trickett Street Clyde VIC 3978	$515,000	22-Jun-18
2. 1 Crop Court Clyde VIC 397	$550,000	27-Feb-18
3. 8 Abundance Circuit Clyde VIC 3978	$530,000	13-Mar-18

OBrien Real Estate