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	28 Clydevale Avenue Clyde North

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$*	or range between	$585,000	&	$635,000

Median sale price

(*Delete house or unit as applicable)

Median price	$547,000	*House	X	*Unit		Suburb	Clyde Nth
Period - From	Aug17	to	Jul 18			Source	RP Data

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 11 Murphy St Clyde North	$ 620,000	31 July 2018
2 6 Carlyle Crescent Clyde North	$ 609, 000	21 April 2018
3 25 Walbrook Drive Clyde North	$ 617,000	14 Nov 2017

OR

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.