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	5 ADRIATIC STREET, 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)

Single Price	$295,000

Median sale price

(*Delete house or unit as applicable)

Median price	$280,000	Land	X	Suburb	CLYDE VIC 3978
Period - From	JUL 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. 11 Michigan Road Clyde VIC 3978	$280,000	3-MAY-18
2. 9 Freshman Avenue Clyde VIC 3978	$330,000	17-FEB-18
3. 27 Ashcroft Avenue Clyde VIC 3978	$325,000	3-MAR-18

OBrien Real Estate