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: 4 Crisp St Clyde Nth

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: $500,000 & $550,000

Median sale price

(*Delete house or unit as applicable)

Median price: $547,000 *House: X *Unit: Suburb: Clyde Nth

Period - From: Sept 17 to: Aug 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 8 Abundance Circuit Clyde Nth	$ 530,000	13 Mar 2018
2 9 Cubbie Way Clyde Nth	$ 532, 500	9 Mar 2018
3 15 Trainer Way Clyde Nth	$ 483,000	22 May 2018

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.