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	20 Pyreness Road 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	$*	or range between	$440,000	&	$480,000

Median sale price

(*Delete house or unit as applicable)

Median price	$456,000	*House	X	*Unit		Suburb	Clyde
Period - From	Apr 2016	to	April 2017			Source	RP Data 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 16 Pamplona Way Clyde North	$483,000	18/6/17
2 10 Pleven Rise Clyde North	$450,000	10/7/17
3 14 Artfield Street Cranborne East	$440,000	15/6/17

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.