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	LOT 321 Ashcroft Ave, 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	$340,000	&	$360,000

Median sale price

(*Delete house or unit as applicable)

Median price	$ N/A	*House		*Unit		Suburb	Clyde
Period - From	DEC 16	to	MAY 17			Source	CORE LOGIC

Comparable property sales (*Delete A or B below as applicable)

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.