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# STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

19 Pump House Crescent Clyde VIC 3978

4 2 2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$609,990

## Median Sale Price

\$505,000 Houses in Clyde between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<b>24 Green Gully Road Clyde VIC 3978</b> 4  2  2	Sold Price <sup>RS</sup> <b>\$605,000</b> <sup>UN</sup>	Sold Date <b>07-May-19</b>	Distance <b>0.71km</b>
	<b>58 Chesney Circuit Clyde VIC 3978</b> 4  2  2	Sold Price <b>\$601,000</b>	Sold Date <b>08-Jan-19</b>	Distance <b>1.63km</b>
	<b>17 Lancelot Avenue Clyde VIC 3978</b> 4  2  2	Sold Price <b>\$585,000</b>	Sold Date <b>14-Feb-19</b>	Distance <b>0.57km</b>

**RS** = Recent sale      **UN** = Undisclosed Sale

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