



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

48 Abundance Circuit, Clyde, VIC 3978

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$590,000 & \$615,000

MEDIAN SALE PRICE

Median price \$594,000 | House | Clyde (3978)

Period - From 1 December 2017 to 28 February 2018 | Source - REIV

COMPARABLE PROPERTY SALES

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
24 AYREDALE STREET, CLYDE VIC 3978	\$593,000	29/01/2018
10 EVERARD AVENUE, CLYDE NORTH VIC 3978	\$600,000	18/01/2018
27 MOORGATE ROAD, CLYDE NORTH VIC 3978	\$650,000	22/12/2017