



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

13 Mabillon Way, Clyde North, VIC 3978

INDICATIVE SELLING PRICE

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

Range Between \$590,000 & \$640,000

MEDIAN SALE PRICE

Median price \$515,000 | House | Clyde North (3978)

Period - From 1 March 2017 to 1 February 2018 | Source - RP Data

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
11 STATURE AVENUE, CLYDE NORTH VIC 3978	\$610,000	23/02/2018
40 MACUMBA DRIVE, CLYDE NORTH VIC 3978	\$650,000	01/11/2017
18 STATURE AVENUE, CLYDE NORTH VIC 3978	\$599,000	23/11/2017