



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

69 Graziers Crescent, Clyde North, VIC 3978

INDICATIVE SELLING PRICE

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

Range Between \$400,000 & \$420,000

MEDIAN SALE PRICE

Median price \$595,000 | House | Clyde North (3978)

Period - From 1 January 2017 to 31 December 2017 | Source - realestate.com

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
79 SKYLARK BOULEVARD, CLYDE NORTH VIC 3978	\$405,090	17/04/2018
26 HYDE AVENUE, CLYDE NORTH VIC 3978	\$422,000	10/02/2018
16 KAMALA ROAD, CLYDE NORTH VIC 3978	\$390,000	03/07/2018