



STATEMENT OF INFORMATION

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

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

31 Elland Road, Clyde North, VIC 3978

INDICATIVE SELLING PRICE

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

Range Between \$700,000 & \$750,000

MEDIAN SALE PRICE

Median price \$617,000 | House | Clyde North (3978)

Period - From 1 January 2019 to 1 March 2019 | Source - REALESTATE.COM.AU

COMPARABLE PROPERTY SALES

These are the three properties sold within five kilometres of the property for sale in the last 18 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
106 NEWGRANGE BOULEVARD, CLYDE NORTH VIC 3978	\$700,000	07/03/2019
54 COMO PARADE, CLYDE NORTH VIC 3978	\$790,000	04/03/2019
8 FERDINAND DRIVE, CLYDE NORTH VIC 3978	\$720,000	01/03/2019