

# Statement of Information

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

Lot 835 Deoro Parade, Clyde North

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$ 300,000

or range between

\$\*

&

\$

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$ 250,000

\*House

Land

Y

Suburb  
or locality

Clyde North

Period - From

to

Source

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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
1 31 Ramleigh Boulevard Clyde North	\$ 302,000	13 Jan 2017
2 15 Arubi Avenue Clyde North	\$ 264,000	3 Feb 2017
3 36 Moorgate Road Clyde North	\$ 247,000	15 Dec 2016