

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

47 Kershope View, Clyde North

Indicative selling price

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

Single price

\$

or range between

\$*275,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$ 250,000

*House

N

Unit

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

Address of comparable property	Price	Date of sale
1 10 Elkedra Way Cranbourne North, VIC, 3977	\$ 253,000	6 March 2017
2 99 Rossiter Retreat Cranbourne North, VIC, 3977	\$ 247,000	24 November 2016
3 36 Hartland Drive Cranbourne North, VIC, 3977	\$ 228,000	6 December 2016