

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

Lot 2034 Highgrove Estate, 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

\$*320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$ 247,900

*Land

Y

Unit

Suburb
or locality

CLYDE NORTH

Period - From

March 2016

to

March 2017

Source

Core Logic

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 9 Arubi Avenue Clyde North, VIC, 3978	\$ 340,000	25 March 2017
2 26 Lilydale Avenue Clyde North, VIC, 3978	\$ \$375,000	24 March 2017
3 47 Parkgate Drive Clyde North, VIC, 3978	\$ 340,000	13 March 2017