

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 4 MCLEODS STREET, CLYDE NORTH, VIC 3978


### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: 355,000 to 380,000

### Median sale price

Median price \$290,000 House ☐ Unit ☐ Suburb CLYDE NORTH

Period 01 April 2017 to 30 June 2017 Source 

### 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
11 RILANA RD, CLYDE NORTH, VIC 3978	\$185,000	24/03/2017
3 FENWAY BVD, CLYDE NORTH, VIC 3978	\$335,000	09/05/2017
1 FENWAY BVD, CLYDE NORTH, VIC 3978	\$325,000	09/05/2017

