

## 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

LOT 713 KAKADO DRIVE, CLYDE, 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: \$560,000 to \$595,000

### Median sale price

Median price \$502,500

House

Unit

Suburb CLYDE

Period 01 January 2017 to 31 December 2017

Source

 pricfinder

### 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
65 DEORO PDE, CLYDE NORTH, VIC 3978	\$560,000	12/12/2017
5 PELION AVE, CLYDE, VIC 3978	\$565,000	09/01/2018
10 EVERARD AVE, CLYDE NORTH, VIC 3978	*\$600,000	18/01/2018
22 ELWICK DR, CLYDE NORTH, VIC 3978	*\$576,000	12/02/2018