

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

6 NOAH ROAD CLYDE NORTH , VIC 3978

Indicative selling price

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

Single price

\$ 609,859

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price

\$590,000

*House

Unit

Suburb
or locality

Clyde North

Period - From

01/01/2018

to

31/12/2018

Source

Price Finder

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.

22	REWELWOOD WAY, CLYDE NORTH, VIC 3978	\$599,900	05/10/2018
8	KAMALA ROAD, CLYDE NORTH, VIC 3978	\$679,900	10/09/2018
22	LAVENDER ROAD, OFFICER, VIC 3809	\$626,000	04/09/2018