

## 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 7 Nebo Way, Clyde VIC 3978

### Indicative selling price

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

Single price \$ or range between \$400,000 & \$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$445,000 \*House  \*Unit  Suburb Clyde, 3978

Period - From June 2016 to May 2017 Source CoreLogic

### Comparable property sales (\*Delete A or B below as applicable)

A\* 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
1. 3 Nebo Way, Clyde VIC 3978	\$ 404,100	01 Apr 2017
2. 10 Grampian Way, Clyde VIC 3978	\$ 430,000	21 Mar 2017
3. 21 Pasadena Blvd Clyde	\$ 410,000	16 Jan 2017