

# 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 4146, HEATHER GROVE, CLYDE NORTH, VIC 3978
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### 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  &

### Median sale price

(\*Delete house or unit as applicable)

Median price  \*House  \*Unit  Suburb

Period - From  to  Source

### 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
LOT 1639, GALLEON ST. CLYDE NORTH VIC 3978	\$330,000	05/07/2017
2 36 SHANAHANS DR, CRANBOURNE NORTH, VIC 3977	\$375,000	12/08/2017
325 OBSERVATORY ST, CLYDE NORTH, VIC 3978	\$350,000	02/10/2017

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

# Harcourts