



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

11 Viewbright Road, Clyde North, VIC 3978

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$545,000 & \$585,000

MEDIAN SALE PRICE

Median price \$525,421 | House | Clyde North (3978)

Period - From 1 May 2017 to 1 April 2018 | Source - corelogic

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
9 JACKWOOD DRIVE, CLYDE NORTH VIC 3978	\$600,000	24/04/2018
11 RIVERSTONE BOULEVARD, CLYDE NORTH VIC 3978	\$620,000	08/02/2018
15 GRAZIERS CRESCENT, CLYDE NORTH VIC 3978	\$595,000	14/03/2018