Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

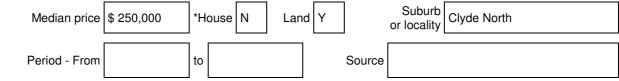
	Address
Including	suburb or
locality and	postcode

37 Kershope View, Clyde North

Indicative selling price

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

Single price	\$	or range between	\$ 275,000	&	\$ 295,000
Median sale price					
(*Delete house or unit as	applicable)				



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.

Address of comparable property	Price	Date of sale
1 10 Elkedra Way Cranbourne North, VIC, 3977	\$ 253,000	6 March 2017
2 99 Rossiter Retreat Cranbourne North, VIC, 3977	\$ 247,000	24 November 2016
3 36 Hartland Drive Cranbourne North, VIC, 3977	\$ 228,000	6 December 2016

