

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 9 Carberry Drive, 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 \$670,000 & \$740,000

Median sale price

(*Delete house or unit as applicable)

Median price \$480,514 *House *Unit Suburb Clyde North

Period - From 1/9/2016 to 31/8/2017 Source Core Logic

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.

	Price	Date of sale
55 Selandra Boulevard, Clyde North	\$631,000	26/7/17
46 Deoro Parade, Clyde North	\$630,000	10/6/17
29 Newbridge Boulevard, Clyde North	\$610,000	29/5/17

Harcourts

**CONSUMER
AFFAIRS VICTORIA**