



# Statement of Information

5 September 2017

252 Raymond St  
Sale VIC 3850  
<http://www.lwproperty.com.au>  
P: 03 5143 3422  
E: [lisa@lwproperty.com.au](mailto:lisa@lwproperty.com.au)

166 Marlay Point Road  
CLYDEBANK VIC 3851

House For Sale  
[view.com.au](http://view.com.au) Property No: 11287876



Indicative Selling Price : Range between \$407,550 - \$450,450  
For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

4 2 6

Median Sale Price - N/A for a House in suburb Clydebank

Median data provided by [view.com.au](http://view.com.au)

## Comparable Property Sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of Comparable Property	Price	Date of Sale
1. 151 Newton Drive, Stratford 3862	\$424,000	24/05/2016
2. 141 Hagans Road, Airly 3851	\$438,500	15/07/2016
3.		



Selected by



151 NEWTON DRIVE,  
STRATFORD 3862  
4 Beds 2 Baths 4 Cars



Selected by



141 HAGANS ROAD, AIRLY 3851  
4 Beds 2 Baths 4 Cars



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.