

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 109, 110 Hardys Road, Clyde North Vic 3978

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 \$370,000 & \$380,000

Median sale price

(*Delete house or unit as applicable)

Median price \$544,000 *House x *Unit Suburb Clyde North
Period - From 1/07/2017 to 30/09/2017 Source REIV

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
12 Atrium Street, Clyde North Vic 3978	\$370,000	29/11/2017
9 Cavendish Avenue, Clyde Vic 3978	\$350,000	30/10/2017
71 Castillo Avenue, Clyde North Vic 3978	\$336,221	25/10/2017