

## 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

38 Kalbian Drive Clyde North VIC 3978

### Indicative selling price

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

Single Price  or range between \$540,000 & \$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$590,000 \*House  \*Unit  Suburb Clyde North

Period-from 01 Aug 2018 to 31 Jul 2019 Source Corelogic

### 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 6 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
6 Jonesys Lane Clyde North VIC 3978	\$570,000	21-May-19
16 Wenn Avenue Clyde North VIC 3978	\$564,999	05-Jun-19
17 Blundy Boulevard Clyde North VIC 3978	\$568,500	15-May-19

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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