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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

11 Copabella Circuit Clyde North VIC 3978

4 2 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$700,000




### Median Sale Price

\$575,000 Houses in Clyde north between 01 Sep 2017 - 31 Aug 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.

	<b>9 Copabella Circuit Clyde North VIC 3978</b> 4  2  2	Sold Price	<b>\$669,900</b>	Sold Date	<b>18-Sep-18</b>	Distance	<b>0.01km</b>
	<b>44 Bellhaven Circuit Clyde North VIC 3978</b> 4  2  2	Sold Price	<b>\$695,000</b>	Sold Date	<b>08-Jul-18</b>	Distance	<b>0.18km</b>
	<b>13 Kamala Road Clyde North VIC 3978</b> 4  2  2	Sold Price	<b>\$679,900</b>	Sold Date	<b>15-May-18</b>	Distance	<b>0.42km</b>

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