



STATEMENT OF INFORMATION

INTERNET ADVERTISING FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

8 Shimar Street, Clyde North, VIC 3978

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$330,000 & \$340,000

MEDIAN SALE PRICE

Median price \$530,750 | House | Clyde North (3978)

Period - From 1 April 2018 to 30 April 2019 | Source - realestate.com.au

COMPARABLE PROPERTY SALES

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
6 Shimar Street Clyde North VIC 3978	\$334,000	14/01/2019
3 Shimar Street Clyde North VIC 3978	\$340,000	28/02/2019
50 Newgrange Boulevard Clyde North VIC 3978	\$350,000	03/07/2019