

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 3 Orbit Street, Clyde North, VIC-3978

Indicative selling price

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

Single price \$* or range between \$ 550,000 & \$ 590,000

Median sale price

Median price \$ 580,000 Property type House Suburb Clyde North

Period - From July 2019 to July 2019 Source RP Data – Core Logic

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
1. 4 Serengeti Street, Clyde North, VIC-3978	\$ 594,900	26/08/19
2. 6 Hyde Avenue, Clyde North, VIC-3978	\$ 595,000	08/08/19
3. 17 Dolomite Boulevard, Clyde North, VIC-3978	\$ 599,999	16/09/19

This Statement of Information was prepared on: 23/10/19