

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 55 Babylon Crescent, CLYDE NORTH 3978

Indicative selling price

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

Range \$515,000 - \$540,000

Median sale price

Median **House** for **CLYDE NORTH** for period **Jun 2019 - Aug 2019**

Sourced from realestate.com.au.

\$581,250

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 the most comparable to the property for sale.

44 Barley Crescent,
CLYDE NORTH 3978

Price **\$540,000** Sold 15 July
2019

13 Babylon Crescent,
CLYDE NORTH 3978

Price **\$540,000** Sold 02
August 2019

17 Sloane Drive,
CLYDE NORTH 3978

Price **\$530,000** Sold 22 July
2019

This Statement of Information was prepared on 16th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from realestate.com.au.



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