

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 4 Tallrush Street, Clyde North 3978

Indicative selling price

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

Single price \$875,000 or range between \$* & \$*

Median sale price

(*Delete house or unit as applicable)

Median price \$500,000 *House ☒ *Unit ☐ Suburb Clyde North
Period - From November 2016 to October 2017 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 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 5 Riverstone Boulevard, Clyde North	\$835,000	19/09/2017
2 63 Trillium Boulevard, Cranbourne North	\$940,000	25/09/2017
3 16 Tallrush Street, Clyde North	\$850,000	02/10/2017

Property data source: CoreLogic