

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

Address
 Including suburb or
 locality and postcode

8 Walhallow Drive , Clyde North

Indicative selling price

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

Single price \$* or range between \$410,000 & \$450,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ *House *unit Suburb or locality
 Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 163 Heather Gr.Clyde North	\$513,000	24/05/2018
2 235 Heather Gr.Clyde North	\$490,000	06/04/2018
3 10 Lycium Road,Clyde North	\$475,000	22/01/2018