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	47 (Lot 712) Castillo Avenue, Clyde North, VIC-3978

Indicative selling price

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

Single price	$*	or range between	$350,000	&	$380,000

Median sale price

Median price	$330,000	*Land	X	*Unit		Suburb	Clyde North
Period - From	Nov 2018	to	Nov 2018			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. 24 Callow Avenue, Clyde North, VIC-3978	$366,000	29-Oct-2018
2. 5 Pygora Way, Clyde North, VIC-3978	$370,000	02-Nov-2018
3. 15 Pygora Way, Clyde North, VIC-3978	$385,000	17-Sep-2018