

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

Lot 11 - Cnr Patterson and Tuckers Road, Clyde North, 3978

Indicative selling price

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

Single price \$ 150,989 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 13 Sep 2019

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

Lot 17 - Cnr Patterson and Tuckers Road, Clyde North, 3978
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Indicative selling price

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

Single price \$ 178,121 or range between &

Median sale price

Median price	\$ 368,000	Property type	Vacant Land	Suburb	Clyde North
Period - From	1/02/2019	to	1/04/2019	Source	Oliver Hume Research

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

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

Lot 901 - Cnr Patterson and Tuckers Road, Clyde North, 3978

Indicative selling price

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

Single price \$ 317,000 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

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 Lot 1646 - Heather Grove, Clyde North, 3978	\$ 314,910	27/05/2019
2 Lot 1627 - Girona Drive, Clyde North, 3978	\$ 314,900	27/07/2019
3 Lot 1609 - Girona Drive, Clyde North, 3978	\$ 320,310	8/06/2019

This Statement of Information was prepared on: 13 Sep 2019

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

Lot 903 - Cnr Patterson and Tuckers Road, Clyde North, 3978

Indicative selling price

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

Single price \$ 527,835 or range between &

Median sale price

Median price \$ - Property type Vacant Land Suburb #VALUE!

Period - From 0/01/1900 to 0/01/1900 Source #VALUE!

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 13 Sep 2019

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Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address	Lot 904 - Cnr Patterson and Tuckers Road, Clyde North, 3978
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$ 557,335	or range between		&	
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Median sale price

Median price	\$ -	Property type	Vacant Land	Suburb	#VALUE!
Period - From	0/01/1900	to	0/01/1900	Source	#VALUE!

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 13 Sep 2019

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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

Lot 905 - Cnr Patterson and Tuckers Road, Clyde North, 3978

Indicative selling price

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

Single price \$ 389,000 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

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 Lot 911 - Ramlegh Springs, Clyde North, 3978	\$ 399,000	17/08/2019
2 Lot 1702 - Azzam Street, Clyde North, 3978	\$ 399,900	28/07/2019
3 Lot 1773 - Domingo Avenue, Clyde North, 3978	\$ 399,900	25/03/2019

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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

Lot 906 - Cnr Patterson and Tuckers Road, Clyde North, 3978

Indicative selling price

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

Single price \$ 350,000 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

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 Lot 907 - Ramleigh Springs, Clyde North, 3978	\$ 355,000	24/04/2019
2 Lot 1720 - Khan Boulevard, Clyde North, 3978	\$ 355,900	18/08/2019
3 Lot 1647 - Heather Grove, Clyde North, 3978	\$ 341,910	27/05/2019

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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

Lot 908 - Cnr Patterson and Tuckers Road, Clyde North, 3978

Indicative selling price

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

Single price \$ 355,000 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

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 Lot 907 - Ramleigh Springs, Clyde North, 3978	\$ 355,000	24/04/2019
2 Lot 1720 - Khan Boulevard, Clyde North, 3978	\$ 355,900	18/08/2019
3 Lot 1609 - Girona Drive, Clyde North, 3978	\$ 320,310	8/06/2019

This Statement of Information was prepared on: 13 Sep 2019

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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

Lot 909 - Cnr Patterson and Tuckers Road, Clyde North, 3978

Indicative selling price

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

Single price \$ 377,000 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

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 Lot 1720 - Khan Boulevard, Clyde North, 3978	\$ 355,900	18/08/2019
2 Lot 907 - Ramleigh Springs, Clyde North, 3978	\$ 355,000	24/04/2019
3 Lot 1609 - Girona Drive, Clyde North, 3978	\$ 320,310	8/06/2019

This Statement of Information was prepared on: 13 Sep 2019

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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

Lot 910 - Cnr Patterson and Tuckers Road, Clyde North, 3978

Indicative selling price

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

Single price \$ 358,000 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

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 Lot 1720 - Khan Boulevard, Clyde North, 3978	\$ 355,900	18/08/2019
2 Lot 1711 - Khan Boulevard, Clyde North, 3978	\$ 335,900	16/03/2019
3 Lot 1042 - Ramleigh Springs, Clyde North, 3978	\$ 321,000	23/08/2019

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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

Lot 912 - Cnr Patterson and Tuckers Road, Clyde North, 3978

Indicative selling price

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

Single price \$ 399,000 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

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 Lot 911 - Ramleigh Springs, Clyde North, 3978	\$ 399,000	17/08/2019
2 Lot 1702 - Azzam Street, Clyde North, 3978	\$ 399,900	28/07/2019
3 Lot 1502 - Domingo Avenue, Clyde North, 3978	\$ 382,500	31/08/2019

This Statement of Information was prepared on:

13 Sep 2019

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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

Lot 913 - Cnr Patterson and Tuckers Road, Clyde North, 3978

Indicative selling price

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

Single price \$ 399,000 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

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 Lot 911 - Ramleigh Springs, Clyde North, 3978	\$ 399,000	17/08/2019
2 Lot 1702 - Azzam Street, Clyde North, 3978	\$ 399,900	28/07/2019
3 Lot 1502 - Domingo Avenue, Clyde North, 3978	\$ 382,500	31/08/2019

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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

Lot 914 - Cnr Patterson and Tuckers Road, Clyde North, 3978

Indicative selling price

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

Single price \$ 430,000 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

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 Lot 1202 - Casa Circuit, Clyde North, 3978	\$ 434,000	27/08/2019
2 Lot 1126 - Salamanca Drive, Clyde North, 3978	\$ 445,410	25/08/2019
3 Lot 1418 - Domingo Avenue, Clyde North, 3978	\$ 395,910	27/05/2019

This Statement of Information was prepared on: 13 Sep 2019

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

Lot 915 - Cnr Patterson and Tuckers Road, Clyde North, 3978

Indicative selling price

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

Single price \$ 399,000 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

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 Lot 911 - Ramleigh Springs, Clyde North, 3978	\$ 399,000	17/08/2019
2 Lot 1702 - Azzam Street, Clyde North, 3978	\$ 399,900	28/07/2019
3 Lot 1502 - Domingo Avenue, Clyde North, 3978	\$ 382,500	31/08/2019

This Statement of Information was prepared on: 13 Sep 2019

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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

Lot 916 - Cnr Patterson and Tuckers Road, Clyde North, 3978

Indicative selling price

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

Single price \$ 399,000 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

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 Lot 911 - Ramleigh Springs, Clyde North, 3978	\$ 399,000	17/08/2019
2 Lot 1702 - Azzam Street, Clyde North, 3978	\$ 399,900	28/07/2019
3 Lot 1502 - Domingo Avenue, Clyde North, 3978	\$ 382,500	31/08/2019

This Statement of Information was prepared on: 13 Sep 2019

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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

Lot 917 - Cnr Patterson and Tuckers Road, Clyde North, 3978

Indicative selling price

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

Single price \$ 430,000 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

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 Lot 1202 - Casa Circuit, Clyde North, 3978	\$ 434,000	27/08/2019
2 Lot 1126 - Salamanca Drive, Clyde North, 3978	\$ 445,410	25/08/2019
3 Lot 1418 - Domingo Avenue, Clyde North, 3978	\$ 395,910	27/05/2019

This Statement of Information was prepared on: 13 Sep 2019

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

Lot 918 - Cnr Patterson and Tuckers Road, Clyde North, 3978

Indicative selling price

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

Single price \$ 399,000 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

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 Lot 911 - Ramlegh Springs, Clyde North, 3978	\$ 399,000	17/08/2019
2 Lot 1702 - Azzam Street, Clyde North, 3978	\$ 399,900	28/07/2019
3 Lot 1502 - Domingo Avenue, Clyde North, 3978	\$ 382,500	31/08/2019

This Statement of Information was prepared on: 13 Sep 2019

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

Lot 919 - Cnr Patterson and Tuckers Road, Clyde North, 3978

Indicative selling price

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

Single price \$ 399,000 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

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 Lot 911 - Ramleigh Springs, Clyde North, 3978	\$ 399,000	17/08/2019
2 Lot 1702 - Azzam Street, Clyde North, 3978	\$ 399,900	28/07/2019
3 Lot 1502 - Domingo Avenue, Clyde North, 3978	\$ 382,500	31/08/2019

This Statement of Information was prepared on: 13 Sep 2019

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

Lot 920 - Cnr Patterson and Tuckers Road, Clyde North, 3978

Indicative selling price

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

Single price \$ 430,000 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

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 Lot 1202 - Casa Circuit, Clyde North, 3978	\$ 434,000	27/08/2019
2 Lot 1126 - Salamanca Drive, Clyde North, 3978	\$ 445,410	25/08/2019
3 Lot 1418 - Domingo Avenue, Clyde North, 3978	\$ 395,910	27/05/2019

This Statement of Information was prepared on: 13 Sep 2019

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

Lot 921 - Cnr Patterson and Tuckers Road, Clyde North, 3978

Indicative selling price

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

Single price \$ 397,000 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

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 Lot 911 - Ramlegh Springs, Clyde North, 3978	\$ 399,000	17/08/2019
2 Lot 1702 - Azzam Street, Clyde North, 3978	\$ 399,900	28/07/2019
3 Lot 1502 - Domingo Avenue, Clyde North, 3978	\$ 382,500	31/08/2019

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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

Lot 922 - Cnr Patterson and Tuckers Road, Clyde North, 3978

Indicative selling price

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

Single price \$ 165,632 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

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 Lot 811 - Ramleigh Springs, Clyde North, 3978	\$ 154,348	9/07/2019
2 Lot 820 - Ramleigh Springs, Clyde North, 3978	\$ 154,348	9/07/2019
3 Lot 821 - Ramleigh Springs, Clyde North, 3978	\$ 154,348	9/07/2019

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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

Lot 923 - Cnr Patterson and Tuckers Road, Clyde North, 3978

Indicative selling price

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

Single price \$ 168,996 or range between &

Median sale price

Median price	\$ 368,000	Property type	Vacant Land	Suburb	Clyde North
Period - From	1/02/2019	to	1/04/2019	Source	Oliver Hume Research

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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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

Lot 924 - Cnr Patterson and Tuckers Road, Clyde North, 3978

Indicative selling price

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

Single price \$ 172,064 or range between &

Median sale price

Median price	\$ 368,000	Property type	Vacant Land	Suburb	Clyde North
Period - From	1/02/2019	to	1/04/2019	Source	Oliver Hume Research

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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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

Lot 925 - Cnr Patterson and Tuckers Road, Clyde North, 3978

Indicative selling price

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

Single price \$ 172,064 or range between &

Median sale price

Median price	\$ 368,000	Property type	Vacant Land	Suburb	Clyde North
Period - From	1/02/2019	to	1/04/2019	Source	Oliver Hume Research

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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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

Lot 926 - Cnr Patterson and Tuckers Road, Clyde North, 3978

Indicative selling price

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

Single price \$ 168,996 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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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

Lot 927 - Cnr Patterson and Tuckers Road, Clyde North, 3978

Indicative selling price

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

Single price \$ 168,996 or range between &

Median sale price

Median price	\$ 368,000	Property type	Vacant Land	Suburb	Clyde North
Period - From	1/02/2019	to	1/04/2019	Source	Oliver Hume Research

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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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

Lot 928 - Cnr Patterson and Tuckers Road, Clyde North, 3978

Indicative selling price

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

Single price \$ 172,064 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Address
Including suburb and
postcode

Lot 929 - Cnr Patterson and Tuckers Road, Clyde North, 3978

Indicative selling price

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

Single price \$ 172,064 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Property offered for sale

Address
Including suburb and
postcode

Lot 1001 - Cnr Patterson and Tuckers Road, Clyde North, 3978

Indicative selling price

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

Single price \$ 294,000 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

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 Lot 902 - Ramleigh Springs, Clyde North, 3978	\$ 287,000	14/05/2019
2 Lot 904 - Ramleigh Springs, Clyde North, 3978	\$ 282,000	26/08/2019
3 Lot 903 - Ramleigh Springs, Clyde North, 3978	\$ 282,000	11/08/2019

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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

Lot 1004 - Cnr Patterson and Tuckers Road, Clyde North, 3978
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Indicative selling price

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

Single price \$ 360,000 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

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 Lot 1720 - Khan Boulevard, Clyde North, 3978	\$ 355,900	18/08/2019
2 Lot 907 - Ramleigh Springs, Clyde North, 3978	\$ 355,000	24/04/2019
3 Lot 1609 - Girona Drive, Clyde North, 3978	\$ 320,310	8/06/2019

This Statement of Information was prepared on: 13 Sep 2019

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

Lot 1007 - Cnr Patterson and Tuckers Road, Clyde North, 3978
--

Indicative selling price

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

Single price \$ 267,000 or range between &

Median sale price

Median price	\$ 368,000	Property type	Vacant Land	Suburb	Clyde North
Period - From	1/02/2019	to	1/04/2019	Source	Oliver Hume Research

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 13 Sep 2019

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

Lot 1012 - Cnr Patterson and Tuckers Road, Clyde North, 3978
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Indicative selling price

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

Single price \$ 267,000 or range between &

Median sale price

Median price	\$ 368,000	Property type	Vacant Land	Suburb	Clyde North
Period - From	1/02/2019	to	1/04/2019	Source	Oliver Hume Research

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 13 Sep 2019

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

Lot 1017 - Cnr Patterson and Tuckers Road, Clyde North, 3978
--

Indicative selling price

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

Single price \$ 303,000 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

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 Lot 1629 - Keighery Drive, Clyde North, 3978	\$ 302,000	9/07/2019
2 Lot 1629 - Keighery Drive, Clyde North, 3978	\$ 302,000	9/07/2019
3 Lot 902 - Ramlegh Springs, Clyde North, 3978	\$ 287,000	14/05/2019

This Statement of Information was prepared on: 13 Sep 2019

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

Indicative selling price

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

Single price \$ or range between &

Median sale price

Median price \$ Property type Suburb

Period - From to Source

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 Lot 1042 - Ramleigh Springs, Clyde North, 3978	\$ 321,000	23/08/2019
2 Lot 1042 - Ramleigh Springs, Clyde North, 3978	\$ 321,000	23/08/2019
3 Lot 1627 - Girona Drive, Clyde North, 3978	\$ 314,900	27/07/2019

This Statement of Information was prepared on:

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

Lot 1019 - Cnr Patterson and Tuckers Road, Clyde North, 3978
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Indicative selling price

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

Single price \$ 197,000 or range between &

Median sale price

Median price	\$ 368,000	Property type	Vacant Land	Suburb	Clyde North
Period - From	1/02/2019	to	1/04/2019	Source	Oliver Hume Research

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 13 Sep 2019

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

Lot 1020 - Cnr Patterson and Tuckers Road, Clyde North, 3978
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Indicative selling price

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

Single price \$ 197,000 or range between &

Median sale price

Median price	\$ 368,000	Property type	Vacant Land	Suburb	Clyde North
Period - From	1/02/2019	to	1/04/2019	Source	Oliver Hume Research

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 13 Sep 2019

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

Lot 1021 - Cnr Patterson and Tuckers Road, Clyde North, 3978
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Indicative selling price

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

Single price \$ 197,000 or range between &

Median sale price

Median price	\$ 368,000	Property type	Vacant Land	Suburb	Clyde North
Period - From	1/02/2019	to	1/04/2019	Source	Oliver Hume Research

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 13 Sep 2019

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

Lot 1022 - Cnr Patterson and Tuckers Road, Clyde North, 3978
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Indicative selling price

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

Single price \$ 205,000 or range between &

Median sale price

Median price	\$ 368,000	Property type	Vacant Land	Suburb	Clyde North
Period - From	1/02/2019	to	1/04/2019	Source	Oliver Hume Research

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 13 Sep 2019

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

Lot 1023 - Cnr Patterson and Tuckers Road, Clyde North, 3978
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Indicative selling price

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

Single price \$ 205,000 or range between &

Median sale price

Median price	\$ 368,000	Property type	Vacant Land	Suburb	Clyde North
Period - From	1/02/2019	to	1/04/2019	Source	Oliver Hume Research

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 13 Sep 2019

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

Lot 1024 - Cnr Patterson and Tuckers Road, Clyde North, 3978
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Indicative selling price

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

Single price \$ 205,000 or range between &

Median sale price

Median price	\$ 368,000	Property type	Vacant Land	Suburb	Clyde North
Period - From	1/02/2019	to	1/04/2019	Source	Oliver Hume Research

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 13 Sep 2019

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

Lot 1025 - Cnr Patterson and Tuckers Road, Clyde North, 3978
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Indicative selling price

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

Single price \$ 318,000 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

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 Lot 1042 - Ramleigh Springs, Clyde North, 3978	\$ 321,000	23/08/2019
2 Lot 1042 - Ramleigh Springs, Clyde North, 3978	\$ 321,000	23/08/2019
3 Lot 1629 - Keighery Drive, Clyde North, 3978	\$ 302,000	9/07/2019

This Statement of Information was prepared on: 13 Sep 2019

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

Lot 1026 - Cnr Patterson and Tuckers Road, Clyde North, 3978
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Indicative selling price

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

Single price \$ 301,000 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

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 Lot 1629 - Keighery Drive, Clyde North, 3978	\$ 302,000	9/07/2019
2 Lot 1629 - Keighery Drive, Clyde North, 3978	\$ 302,000	9/07/2019
3 Lot 902 - Ramlegh Springs, Clyde North, 3978	\$ 287,000	14/05/2019

This Statement of Information was prepared on: 13 Sep 2019

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

Lot 1027 - Cnr Patterson and Tuckers Road, Clyde North, 3978
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Indicative selling price

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

Single price \$ 248,000 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 13 Sep 2019

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

Lot 1028 - Cnr Patterson and Tuckers Road, Clyde North, 3978
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Indicative selling price

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

Single price \$ 200,000 or range between &

Median sale price

Median price	\$ 368,000	Property type	Vacant Land	Suburb	Clyde North
Period - From	1/02/2019	to	1/04/2019	Source	Oliver Hume Research

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 13 Sep 2019

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

Lot 1029 - Cnr Patterson and Tuckers Road, Clyde North, 3978
--

Indicative selling price

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

Single price \$ 200,000 or range between &

Median sale price

Median price	\$ 368,000	Property type	Vacant Land	Suburb	Clyde North
Period - From	1/02/2019	to	1/04/2019	Source	Oliver Hume Research

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

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

Lot 1031 - Cnr Patterson and Tuckers Road, Clyde North, 3978

Indicative selling price

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

Single price \$ 329,000 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

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 Lot 1711 - Khan Boulevard, Clyde North, 3978	\$ 335,900	16/03/2019
2 Lot 1042 - Ramleigh Springs, Clyde North, 3978	\$ 321,000	23/08/2019
3 Lot 1042 - Ramleigh Springs, Clyde North, 3978	\$ 321,000	23/08/2019

This Statement of Information was prepared on: 13 Sep 2019

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

Lot 1032 - Cnr Patterson and Tuckers Road, Clyde North, 3978
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Indicative selling price

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

Single price \$ 321,000 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

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 Lot 1042 - Ramleigh Springs, Clyde North, 3978	\$ 321,000	23/08/2019
2 Lot 1042 - Ramleigh Springs, Clyde North, 3978	\$ 321,000	23/08/2019
3 Lot 1605 - Majorca Drive, Clyde North, 3978	\$ 310,000	24/07/2019

This Statement of Information was prepared on: 13 Sep 2019

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

Lot 1035 - Cnr Patterson and Tuckers Road, Clyde North, 3978
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Indicative selling price

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

Single price \$ 248,000 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 13 Sep 2019

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

Lot 1037 - Cnr Patterson and Tuckers Road, Clyde North, 3978
--

Indicative selling price

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

Single price \$ 321,000 or range between &

Median sale price

Median price	\$ 368,000	Property type	Vacant Land	Suburb	Clyde North
Period - From	1/02/2019	to	1/04/2019	Source	Oliver Hume Research

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 13 Sep 2019

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

Lot 1038 - Cnr Patterson and Tuckers Road, Clyde North, 3978
--

Indicative selling price

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

Single price \$ 617,517 or range between &

Median sale price

Median price \$ - Property type Vacant Land Suburb #VALUE!

Period - From 0/01/1900 to 0/01/1900 Source #VALUE!

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 13 Sep 2019

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

Lot 1039 - Cnr Patterson and Tuckers Road, Clyde North, 3978
--

Indicative selling price

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

Single price \$ 321,000 or range between &

Median sale price

Median price	\$ 368,000	Property type	Vacant Land	Suburb	Clyde North
Period - From	1/02/2019	to	1/04/2019	Source	Oliver Hume Research

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 13 Sep 2019

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

Lot 1040 - Cnr Patterson and Tuckers Road, Clyde North, 3978
--

Indicative selling price

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

Single price \$ 248,000 or range between &

Median sale price

Median price	\$ 368,000	Property type	Vacant Land	Suburb	Clyde North
Period - From	1/02/2019	to	1/04/2019	Source	Oliver Hume Research

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 13 Sep 2019

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

Lot 1042 - Cnr Patterson and Tuckers Road, Clyde North, 3978
--

Indicative selling price

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

Single price \$ 617,352 or range between &

Median sale price

Median price \$ - Property type Vacant Land Suburb #VALUE!

Period - From 0/01/1900 to 0/01/1900 Source #VALUE!

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 13 Sep 2019

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

Lot 1632 - Cnr Patterson and Tuckers Road, Clyde North, 3978
--

Indicative selling price

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

Single price \$ 470,000 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

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 Lot 1126 - Salamanca Drive, Clyde North, 3978	\$ 445,410	25/08/2019
2 Lot 1202 - Casa Circuit, Clyde North, 3978	\$ 434,000	27/08/2019
3 Lot 1224 - Casa Circuit, Clyde North, 3978	\$ 421,000	27/08/2019

This Statement of Information was prepared on: 13 Sep 2019

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

Lot 2043 - Cnr Patterson and Tuckers Road, Clyde North, 3978
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Indicative selling price

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

Single price \$ 385,000 or range between &

Median sale price

Median price \$ 368,000 Property type Vacant Land Suburb Clyde North

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

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 Lot 1502 - Domingo Avenue, Clyde North, 3978	\$ 382,500	31/08/2019
2 Lot 1402 - Ramleigh Springs, Clyde North, 3978	\$ 378,000	3/12/2018
3 Lot 1418 - Domingo Avenue, Clyde North, 3978	\$ 395,910	27/05/2019

This Statement of Information was prepared on: 13 Sep 2019