



STATEMENT OF INFORMATION

SINGLE RESIDENTIAL PROPERTY LOCATED
WITHIN THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

9 Langshan Road, Clyde North, VIC 3978

INDICATIVE SELLING PRICE

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

Range Between \$520,000 & \$570,000

MEDIAN SALE PRICE

Median price \$581,500 | | Clyde North (3978)

Period - From 1 November 2017 to 31 October 2018 | Source - RP Data

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
27 PARKGATE DRIVE, CLYDE NORTH VIC 3978	\$550,000	31/08/2018
17 GLENELG STREET, CLYDE NORTH VIC 3978	\$550,000	01/10/2018
19 THORNELL STREET, CLYDE NORTH VIC 3978	\$580,000	03/07/2018

This statement of information was prepared on 16/09/2019