

32M

12.5M

400M<sup>2</sup>

12.5M

### Statement of Information

Sections 47AF of the Estate Agents Act 1980

## 8 Amazon Avenue, CLYDE 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Range \$340,000 - \$360,000

### Median sale price

Median **House** for **CLYDE** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

## \$279,000

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**16 Curzon Street,**  
Clyde North 3978

Price **\$349,000** Sold 17  
January 2018

**85 Deoro Pde,**  
Clyde North 3978

Price **\$385,000** Sold 20  
March 2018

**38 Swindale Way,**  
Clyde North 3978

Price **\$388,000** Sold 07  
March 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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