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Section 47AF of the Estate Agents Act 1980

## LAND Offered for Sale

3 Grassbird Street Clyde North VIC 3978

- - 2

## Indicative Selling Price

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

Range between \$385,000 & \$420,000

## Median Sale Price

\$335,000 Lands in Clyde north between 01 May 2018 - 30 Apr 2019

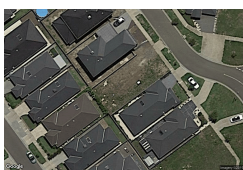
Source: CoreLogic

## Comparable Property Sales

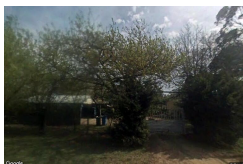
These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**7 Bellotto Street Cranbourne North VIC 3977** Sold Price <sup>RS</sup> **\$380,000** <sup>UN</sup> Sold Date **29-Apr-19**  
 - - - Distance **0.45km**



**11 Lilydale Avenue Clyde North VIC 3978** Sold Price **\$370,000** Sold Date **05-Nov-18**  
 4 2 - Distance **0.91km**



**8 Maverick Crescent Clyde North VIC 3978** Sold Price **\$360,000** Sold Date **18-Aug-18**  
 - - - Distance **1.17km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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