

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

47 Bernardins Street Clyde North VIC 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$345,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$337,450

Property type

Land

Suburb

Clyde North

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two 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.

Address of comparable property

Price

Date of sale

45 Newgrange Boulevard Clyde North VIC 3978	\$365,000	27-May-19
58 Rathberry Circuit Clyde North VIC 3978	\$385,000	08-Apr-19
23 Sikes Road Clyde North VIC 3978	\$382,000	21-May-19

OR

B* ~~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 6 months.~~

This Statement of Information was prepared on: 27 October 2019



45 Newgrange Boulevard Clyde North VIC 3978

-
 -
 2

Sold Price

\$365,000

Sold Date

27-May-19

Distance

1.27km



58 Rathberry Circuit Clyde North VIC 3978

4
 2
 -

Sold Price

\$385,000

Sold Date

08-Apr-19

Distance

1.3km



23 Sikes Road Clyde North VIC 3978

4
 2
 2

Sold Price

\$382,000

Sold Date

21-May-19

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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