

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

Address Available On Request

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

\$640,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$315,000

Property type

Land

Suburb

Clyde

Period-from

01 Apr 2019

to

31 Mar 2020

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

9 Merribrook Boulevard Clyde VIC 3978	\$710,000	01-Nov-19
18 Danube Road Clyde VIC 3978	\$690,000	12-Oct-19
23 Pablo Drive Clyde North VIC 3978	\$649,900	03-Oct-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: 03 April 2020

**9 Merribrook Boulevard Clyde VIC 3978**

Sold Price

\$710,000

Sold Date

01-Nov-19

4 2 2

Distance

0.01km**18 Danube Road Clyde VIC 3978**

Sold Price

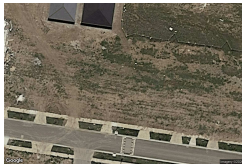
\$690,000

Sold Date

12-Oct-19

4 2 2

Distance

0.1km**23 Pablo Drive Clyde North VIC 3978**

Sold Price

\$649,900

Sold Date

03-Oct-19

4 2 -

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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