

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

9 Paso Grove 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

\$840,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,500

Property type

House

Suburb

Clyde North

Period-from

01 Nov 2020

to

31 Oct 2021

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

8 Lipizzan Way Clyde North VIC 3978	\$900,000	31-May-21
19 Turano Way Clyde North VIC 3978	\$840,000	05-Jun-21
20 Craddock Drive Clyde North VIC 3978	\$999,500	10-May-21

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: 09 November 2021



8 Lipizzan Way Clyde North VIC 3978

4 2 2

Sold Price

\$900,000

Sold Date

31-May-21

Distance

0.29km



19 Turano Way Clyde North VIC 3978

4 2 2

Sold Price

\$840,000

Sold Date

05-Jun-21

Distance

0.4km



20 Craddock Drive Clyde North VIC 3978

4 2 2

Sold Price

\$999,500

Sold Date

10-May-21

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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