

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

3 Elland Road, Clyde North Vic 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$670,000

&

\$730,000

Median sale price

Median price \$730,000

Property Type House

Suburb Clyde North

Period - From 01/04/2024

to

30/06/2024

Source REIV

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 six 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
1	5 Panther CI CLYDE NORTH 3978	\$711,000	11/06/2024
2	18 Elodea Way CRANBOURNE NORTH 3977	\$685,000	06/05/2024
3	42 Linden Tree Way CRANBOURNE NORTH 3977	\$665,000	27/04/2024

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 six months.~~

This Statement of Information was prepared on:

16/07/2024 13:55

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 4  2  2

Property Type: House
Land Size: 299 sqm approx
Agent Comments

Indicative Selling Price
\$670,000 - \$730,000
Median House Price
June quarter 2024: \$730,000

Comparable Properties



5 Panther CI CLYDE NORTH 3978 (REI/VG)

Agent Comments

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Price: \$711,000
Method: Private Sale
Date: 11/06/2024
Property Type: House
Land Size: 350 sqm approx



18 Elodea Way CRANBOURNE NORTH 3977 (REI/VG)

Agent Comments

 4  2  2

Price: \$685,000
Method: Private Sale
Date: 06/05/2024
Property Type: House
Land Size: 350 sqm approx

42 Linden Tree Way CRANBOURNE NORTH 3977 (VG)

Agent Comments

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Price: \$665,000
Method: Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 323 sqm approx

Account - Barry Plant | P: 03 9842 8888