

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 Emanda Lane 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,200

Property type

House

Suburb

Clyde North

Period-from

01 Jul 2020

to

30 Jun 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

9 Emanda Lane Clyde North VIC 3978	\$515,000	23-Feb-21
14 Ramleigh Boulevard Clyde North VIC 3978	\$539,000	07-Feb-21
49 Blackhazel Crescent Clyde North VIC 3978	\$545,000	06-Jul-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: 27 July 2021



9 Emanda Lane Clyde North VIC 3978

3 2 2

Sold Price

\$515,000

Sold Date

23-Feb-21

Distance

0.03km



14 Ramleigh Boulevard Clyde North VIC 3978

3 2 2

Sold Price

\$539,000

Sold Date

07-Feb-21

Distance

0.39km



49 Blackhazel Crescent Clyde North VIC 3978

3 2 2

Sold Price

^{RS} **\$545,000**

Sold Date

06-Jul-21

Distance

0.39km



55 Blackhazel Crescent Clyde North VIC 3978

3 2 2

Sold Price

\$535,000

Sold Date

07-May-21

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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