

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 43 Ritchie Drive, Clyde North, VIC 3978

Indicative selling price

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

Price Range

\$940,000

&

\$980,000

Median sale price

Median price

\$702,500

Property Type

House

Suburb

Clyde North (3978)

Period - From

01/04/2021

to

31/03/2022

Source

pricefinder

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
25 ORPINGTON DRIVE, CLYDE NORTH VIC 3978	\$900,000	07/12/2021
1 DARGLE WAY, CLYDE NORTH VIC 3978	\$930,000	20/12/2021
5 ARUBI AVENUE, CLYDE NORTH VIC 3978	\$980,000	22/02/2022

This Statement of Information was prepared on: 04/04/2022