

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 KINROSS PARADE 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

\$630,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,000

Property type

House

Suburb

Clyde North

Period-from

01 Oct 2021

to

30 Sep 2022

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

5 KINROSS PARADE CLYDE NORTH VIC 3978	\$660,000	10-Aug-22
11 KINROSS PARADE CLYDE NORTH VIC 3978	\$675,000	08-Aug-22
28 TREEHOUSE AVENUE CLYDE VIC 3978	\$649,900	21-Jun-22

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: 15 October 2022



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5 KINROSS PARADE CLYDE NORTH VIC 3978

4 - -

Sold Price **\$660,000** Sold Date **10-Aug-22**

Distance **0.01km**



11 KINROSS PARADE CLYDE NORTH VIC 3978

4 2 -

Sold Price **\$675,000** Sold Date **08-Aug-22**

Distance **0.03km**



28 TREEHOUSE AVENUE CLYDE VIC 3978

4 2 2

Sold Price **\$649,900** Sold Date **21-Jun-22**

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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