

Statement of Information

Multiple residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb or
locality and postcode

908, 913 & 915/230s Hardys Road, 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)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 908 - 264sqm	\$335,000	Or range between		&	
Lot 913 - 256sqm	\$332,000	Or range between		&	
Lot 915 - 285sqm	\$340,000	Or range between		&	
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

Suburb or locality

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
Lot 908 - 264sqm	36 Pobblebonk Cr CLYDE NORTH 3978	\$340,000	08/05/2024
	57 Borthwick Pde CLYDE NORTH 3978	\$334,000	03/05/2024
	20 Goanna Rd CLYDE NORTH 3978	\$335,000	07/03/2024

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
Lot 913 - 256sqm	lot 924 Hardys Rd CLYDE NORTH 3978	\$340,000	08/05/2024
	57 Borthwick Pde CLYDE NORTH 3978	\$334,000	03/05/2024
	20 Goanna Rd CLYDE NORTH 3978	\$335,000	07/03/2024

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
Lot 915 - 285sqm	lot 924 Hardys Rd CLYDE NORTH 3978	\$340,000	08/05/2024
	57 Borthwick Pde CLYDE NORTH 3978	\$334,000	03/05/2024
	20 Goanna Rd CLYDE NORTH 3978	\$335,000	07/03/2024

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on:

15/07/2024 16:44