

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

10 FALCONER COURT 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

\$430,000

Property type

Land

Suburb

Clyde North

Period-from

01 Aug 2022

to

31 Jul 2023

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

14 DIESEL DRIVE CLYDE NORTH VIC 3978	\$515,000	06-Jul-23
10 ALAMBADI CIRCUIT CLYDE NORTH VIC 3978	\$530,000	22-Apr-23
14 CARORA CIRCUIT CLYDE NORTH VIC 3978	\$576,000	10-Apr-23

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: 22 August 2023

	14 DIESEL DRIVE CLYDE NORTH VIC 3978 <div>  -  -  - </div>	Sold Price	\$515,000	Sold Date	06-Jul-23
				Distance	0.27km
	10 ALAMBADI CIRCUIT CLYDE NORTH VIC 3978 <div>  -  -  - </div>	Sold Price	\$530,000	Sold Date	22-Apr-23
				Distance	0.6km
	14 CARORA CIRCUIT CLYDE NORTH VIC 3978 <div>  -  -  - </div>	Sold Price	\$576,000	Sold Date	10-Apr-23
				Distance	0.85km

RS = Recent sale UN = Undisclosed Sale

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