

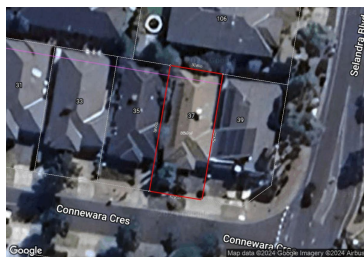
## STATEMENT OF INFORMATION

37 CONNEWARA CRESCENT, CLYDE NORTH, VIC 3978

PREPARED BY AMRIT SINGH, GOLDBANK REAL ESTATE - CRANBOURNE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 37 CONNEWARA CRESCENT, CLYDE

3 bedrooms, 2 bathrooms, 1 car space

#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](https://consumer.vic.au/underquoting)

Price Range: **\$610,000 to \$640,000**

Provided by: Amrit Singh, Goldbank Real Estate - Cranbourne

## MEDIAN SALE PRICE



### CLYDE NORTH, VIC, 3978

Suburb Median Sale Price (House)

**\$725,000**

01 October 2023 to 31 March 2024

Provided by:  pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



### 19 TAWLEED GR, CLYDE NORTH, VIC 3978

3 bedrooms, 2 bathrooms, 1 car space

Sale Price

**\$610,000**

Sale Date: 31/05/2023

Distance from Property: 310m



### 29 FALABELA RD, CLYDE NORTH, VIC 3978

3 bedrooms, 2 bathrooms, 1 car space

Sale Price

**\$620,000**

Sale Date: 29/05/2023

Distance from Property: 361m



### 28 SALIM WAY, CLYDE NORTH, VIC 3978

4 bedrooms, 2 bathrooms, 1 car space

Sale Price

**\$630,000**

Sale Date: 24/07/2023

Distance from Property: 299m



This report has been compiled on 14/06/2024 by Goldbank Real Estate - Cranbourne. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](https://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

37 CONNEWARA CRESCENT, CLYDE NORTH, VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$610,000 to \$640,000

### Median sale price

Median price

\$725,000

Property type

House

Suburb

CLYDE NORTH

Period

01 October 2023 to 31 March 2024

Source



### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

19 TAWLEED GR, CLYDE NORTH, VIC 3978	\$610,000	31/05/2023
29 FALABELA RD, CLYDE NORTH, VIC 3978	\$620,000	29/05/2023
28 SALIM WAY, CLYDE NORTH, VIC 3978	\$630,000	24/07/2023

This Statement of Information was prepared on:

14/06/2024