

# 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 41 Parkgate Drive, Clyde North, VIC 3978

### Indicative selling price

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

Price Range

\$750,000

&

\$799,000

### Median sale price

Median price

\$640,000

Property Type

House

Suburb

Clyde North (3978)

Period - From

01/07/2020

to

30/06/2021

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 MOUNTJOY CIRCUIT, CLYDE NORTH VIC 3978	\$785,000	17/08/2021
20 AYRSHIRE WAY, CLYDE NORTH VIC 3978	\$750,000	24/05/2021
11 SANDYMOUNT DRIVE, CLYDE NORTH VIC 3978	\$752,000	24/06/2021

This Statement of Information was prepared on: 14/10/2021