

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 10 Lilydale Avenue, Clyde North, VIC 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$700,000 & \$770,000

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
34 PICKEREL AVENUE, CLYDE NORTH VIC 3978	\$715,000	03/09/2021
22 ELLAROO CIRCUIT, CLYDE NORTH VIC 3978	\$750,000	29/06/2021
19 MACUMBA DRIVE, CLYDE NORTH VIC 3978	\$720,000	28/06/2021

This Statement of Information was prepared on: 13/09/2021