

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 Lot 31 Kenmore Way, Clyde North 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$337,000

Median sale price

Median price \$720,000

Property type House

Suburb Clyde North

Period - From Nov 22

to

Oct 2023

Source Realestate.com.au

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
Lot 2520 Mettle Street, Clyde North 3978	\$320,000	9/10/23
Lot 2521 Mettle Street, Clyde North 3978	\$325,000	23/10/23
Lot 2522 Mettle Street, Clyde North 3978	\$325,000	30/10/23

This Statement of Information was prepared on: 17/11/23