

## 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 27 Vermillion 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

\$550,000

&

\$595,000

### Median sale price

Median price

\$626,500

Property Type

House

Suburb

Clyde North (3978)

Period - From

01/02/2020

to

04/02/2021

Source

realestate.com.au

### Comparable property sales

**A**

These are two 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**

|   |           |            |
|---|-----------|------------|
| 15 ASPIRE AVENUE, CLYDE NORTH VIC 3978  | \$565,000 | 28/01/2021 |
| 11 DANTON CIRCUIT, CLYDE NORTH VIC 3978 | \$580,000 | 11/01/2021 |
|   |           |            |

**B**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 18/02/2021