

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 MERRIN CIRCUIT, CLYDE NORTH, VIC 3978

Indicative selling price

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

Price Range: 380,000 to 415,000

Median sale price

Median price

\$307,000

House

Unit

Suburb

CLYDE NORTH

Period

01 July 2017 to 30 September 2017

Source

pricefinder

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
405 REVELWOOD DR, CLYDE NORTH, VIC 3978	*\$358,000	23/08/2017
REVELWOOD DR, CLYDE NORTH, VIC 3978	*\$358,000	23/08/2017
MERRIN CCT, CLYDE NORTH, VIC 3978	*\$313,000	17/07/2017