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

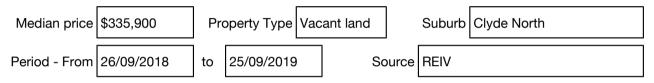
Lot 712/110 Hardys Road, Clyde North Vic 3978

Indicative selling price

For t	the meaning o	of this price see o	consumer.vic.gov.au/	underquot	ing
			-		

Single price \$355,000

Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	47 Castillo Av CLYDE NORTH 3978	\$370,000	26/03/2019
2	7 Patriot Blvd CLYDE NORTH 3978	\$355,000	04/07/2019
3			

OR

B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

26/09/2019 11:44





Property Type: Agent Comments Indicative Selling Price \$355,000 Median Land Price 26/09/2018 - 25/09/2019: \$335,900

Comparable Properties

47 Castillo Av CLYDE NORTH 3978 (VG)



Price: \$370,000 Method: Sale Date: 26/03/2019 Property Type: Land Land Size: 454 sqm approx

7 Patriot Blvd CLYDE NORTH 3978 (VG) Age

Agent Comments

Agent Comments



Price: \$355,000 Method: Sale Date: 04/07/2019 Property Type: Land Land Size: 448 sqm approx

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

Account - Max Brown | P: 131 629 | F: 1300 329 629



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.