

# 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 the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$355,000

### Median sale price

Median price

\$335,900

Property Type

Vacant land

Suburb

Clyde North

Period - From

26/09/2018

to

25/09/2019

Source

REIV

### 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 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
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) Agent Comments



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

7 Patriot Blvd CLYDE NORTH 3978 (VG) 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.