

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

6 Corroboree Street Clyde North VIC 3978

Indicative selling price

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

Single Price

or range
between

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Land

Suburb

Clyde North

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

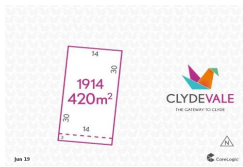
Date of sale

20 Houdan Way Clyde North VIC 3978	\$325,000	15-Jul-19
40 Atrium Street Clyde North VIC 3978	\$320,000	26-Jul-19
23 Cortajalla Avenue Clyde North VIC 3978	\$310,000	24-Jun-19

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 6 months.~~

This Statement of Information was prepared on: 17 September 2019



20 Houdan Way Clyde North VIC 3978

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Sold Price

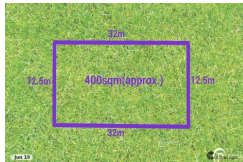
\$325,000

Sold Date

15-Jul-19

Distance

1.06km



40 Atrium Street Clyde North VIC 3978

- - -

Sold Price

\$320,000

Sold Date

26-Jul-19

Distance

1.87km

23 Cortajalla Avenue Clyde North VIC 3978

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Sold Price

\$310,000

Sold Date

24-Jun-19

Distance

1.96km

RS = Recent sale UN = Undisclosed Sale

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