

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

5 GIRONA DRIVE 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Clyde North

Period-from

01 Oct 2022

to

30 Sep 2023

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

1 SUTIL DRIVE CLYDE NORTH VIC 3978	\$680,000	07-Jul-23
24 KEIGHERY DRIVE CLYDE NORTH VIC 3978	\$745,000	17-Jul-23
3 SUTIL DRIVE CLYDE NORTH VIC 3978	\$755,000	14-Aug-23

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: 03 October 2023

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1 SUTILL DRIVE CLYDE NORTH VIC 3978

4 2 2

Sold Price

\$680,000

Sold Date

07-Jul-23

Distance

0.33km



24 KEIGHERY DRIVE CLYDE NORTH VIC 3978

4 2 2

Sold Price

\$745,000

Sold Date

17-Jul-23

Distance

0.24km



3 SUTILL DRIVE CLYDE NORTH VIC 3978

4 2 2

Sold Price

\$755,000

Sold Date

14-Aug-23

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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