

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 4122, Muturu Street, Clyde North (448m2)

Indicative selling price

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

Single price \$489,000

or range between \$

&

\$

Median sale price

Median price \$485,000

Apartment Land

Suburb Clyde North

Period - From Nov 2022

to

May 2023

Source RP Data

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

51 Laker Boulevard, Clyde North	\$527,000	9 Mar 2023
15 Prado Avenue, Clyde North	\$499,000	23 Jan 2023
10 Muturu Street, Clyde North	\$431,000	21 Nov 2022

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: 5 June 2023