

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

7 Vermillion 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

\$750,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Clyde North

Period-from

01 Jan 2021

to

31 Dec 2021

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

46 Barley Crescent Clyde North VIC 3978	\$770,000	13-Dec-21
83 Castillo Avenue Clyde North VIC 3978	\$750,000	27-Oct-21

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: 19 January 2022



46 Barley Crescent Clyde North VIC 3978

Sold Price

^{RS}

\$770,000

Sold Date

13-Dec-21



4



2



2

Distance

1.32km



83 Castillo Avenue Clyde North VIC 3978

Sold Price

\$750,000

Sold Date

27-Oct-21



4



2



2

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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