

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 10 Blackforest Way, Clyde North, VIC 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$985,000 & \$1,050,000

Median sale price

Median price \$650,000 Property Type House Suburb Clyde North (3978)

Period - From 01/10/2020 to 30/09/2021 Source pricefinder

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
8 CARBERRY DRIVE, CLYDE NORTH VIC 3978	\$1,025,000	15/05/2021
20 CRADDOCK DRIVE, CLYDE NORTH VIC 3978	\$999,500	10/05/2021
6 GILCAMBON WAY, CLYDE NORTH VIC 3978	\$1,000,000	23/09/2021

This Statement of Information was prepared on: 11/10/2021