

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 36 Bernardins Street, Clyde North, VIC 3978

Indicative selling price

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

Price Range

\$350,000

&

\$365,000

Median sale price

Median price

\$350,000

Property Type

Vacant Land

Suburb

Clyde North (3978)

Period - From

01/09/2018

to

31/08/2019

Source

CoreLogic

Comparable property sales

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	Price	Date of sale
39 NEWGRANGE BOULEVARD, CLYDE NORTH VIC 3978	\$340,000	10/04/2019
60 HYDE AVENUE, CLYDE NORTH VIC 3978	\$406,000	11/06/2019
23 SIKES ROAD, CLYDE NORTH VIC 3978	\$382,000	21/05/2019

This Statement of Information was prepared on: 28/04/2020