

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 Pamplona Way 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

\$450,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,000

*House

X

*Unit

Suburb

Clyde North

Period-from

01 Dec 2017

to

30 Nov 2018

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 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

14 Hallyburton Drive Clyde North VIC 3978	\$512,000	11-Sep-18
19 Langshan Road Clyde North VIC 3978	\$490,000	17-Aug-18
10 Kavanagh Lane Clyde North VIC 3978	\$476,000	13-Jun-18

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.~~

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14 Hallyburton Drive Clyde North VIC 3978

3 2 2

Sold Price

\$512,000

Sold Date

11-Sep-18

Distance

0.23km



19 Langshan Road Clyde North VIC 3978

3 2 2

Sold Price

\$490,000

Sold Date

17-Aug-18

Distance

1.07km



10 Kavanagh Lane Clyde North VIC 3978

3 2 2

Sold Price

\$476,000

Sold Date

13-Jun-18

Distance

1.26km

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