

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 HOLLYWELL ROAD 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

\$710,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

House

Suburb

Clyde North

Period-from

01 Jan 2022

to

31 Dec 2022

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

8 CASTILLO AVENUE CLYDE NORTH VIC 3978	\$730,000	21-Sep-22
56 CASTILLO AVENUE CLYDE NORTH VIC 3978	\$712,000	10-Nov-22
109 HEATHER GROVE CLYDE NORTH VIC 3978	\$750,000	13-Nov-22

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: 20 January 2023



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**8 CASTILLO AVENUE CLYDE
NORTH VIC 3978**

3 2 1

Sold Price

^{RS}

\$730,000

Sold Date

21-Sep-22

Distance

0.2km



**56 CASTILLO AVENUE CLYDE
NORTH VIC 3978**

4 2 2

Sold Price

^{RS}

\$712,000

Sold Date

10-Nov-22

Distance

0.43km



**109 HEATHER GROVE CLYDE
NORTH VIC 3978**

4 2 2

Sold Price

\$750,000

Sold Date

13-Nov-22

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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