

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode

Lots 825, 826, 830 & 837/230s Hardys 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)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
370m2	\$389,000	Or range between		&	
607m2	\$530,000	Or range between		&	
278m2	\$340,000	Or range between		&	
416m2	\$439,000	Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$414,900

Suburb Clyde North

Period - From 12/10/2022

to

11/10/2023

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
370m2	29 Ziga St CLYDE NORTH 3978	\$394,900	30/07/2023
	10 Prado Av CLYDE NORTH 3978	\$399,900	30/07/2023
	26 Cabo Cirt CLYDE NORTH 3978	\$389,900	11/05/2023

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
607m2	31 Clamoroso Dr CLYDE NORTH 3978	\$527,000	08/09/2023
	5 Galaxias Ct CLYDE NORTH 3978	\$530,000	13/05/2023
	10 Alambadi Cirt CLYDE NORTH 3978	\$530,000	22/04/2023

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
278m2	lot 906 Hardys Rd CLYDE NORTH 3978	\$342,000	27/07/2023

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
416m2	lot 930 Hardys Rd CLYDE NORTH 3978	\$455,000	19/09/2023

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

12/10/2023 11:09