

## 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

6 Hollingrove Avenue Clyde North VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$770,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$674,000

Property type

House

Suburb

Clyde North

Period-from

01 Mar 2021

to

28 Feb 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 17 Wheelwright Street Clyde North VIC 3978 | \$737,500 | 25-Jan-22 |
| 39 Barley Crescent Clyde North VIC 3978    | \$790,000 | 11-Feb-22 |
| 2 Mapleshade Avenue Clyde North VIC 3978   | \$820,000 | 17-Jan-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: 01 March 2022



**17 Wheelwright Street Clyde North VIC 3978**

Sold Price

<sup>RS</sup> **\$737,500**

Sold Date

**25-Jan-22**

4 2 2

Distance

**0.3km**



**39 Barley Crescent Clyde North VIC 3978**

Sold Price

<sup>RS</sup> **\$790,000**

Sold Date

**11-Feb-22**

4 2 2

Distance

**0.7km**



**2 Mapleshade Avenue Clyde North VIC 3978**

Sold Price

<sup>RS</sup> **\$820,000**

Sold Date

**17-Jan-22**

4 2 2

Distance

**1.04km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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