

## 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

34 Pickerel 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

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$609,900

Property type

House

Suburb

Clyde North

Period-from

01 May 2020

to

30 Apr 2021

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 Gillingham Crescent Clyde North VIC 3978	\$682,000	21-Jan-21
21 Cortajalla Avenue Clyde North VIC 3978	\$680,000	18-Apr-21

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: 04 May 2021



### 8 Gillingham Crescent Clyde North VIC 3978

Sold Price

**\$682,000**

Sold Date

**21-Jan-21**


4



2



2

Distance

**0.7km**


### 21 Cortajalla Avenue Clyde North VIC 3978

Sold Price

<sup>RS</sup> **\$680,000**

Sold Date

**18-Apr-21**


4



2



2

Distance

**0.89km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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