

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

20 Kosciuszko Circuit Clyde 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Clyde

Period-from

01 Feb 2021

to

31 Jan 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

39 Dewhurst Circuit Cranbourne East VIC 3977	\$660,000	28-Jan-22
8 Timble Way Clyde North VIC 3978	\$631,000	16-Oct-21
42 Cortula Road Cranbourne East VIC 3977	\$625,000	21-Dec-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.~~

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Kate Rushton
P 5990 9502
M 0408 104 953
E kate.rushton@raywhite.com



39 Dewhurst Circuit Cranbourne East VIC 3977

3 2 1

Sold Price

^{RS} **\$660,000** Sold Date **28-Jan-22**

Distance **1.92km**



8 Timble Way Clyde North VIC 3978

3 2 1

Sold Price

\$631,000 Sold Date **16-Oct-21**

Distance **1.71km**



42 Cortula Road Cranbourne East VIC 3977

3 2 1

Sold Price

^{RS} **\$625,000** Sold Date **21-Dec-21**

Distance **1.64km**

RS = Recent sale **UN** = Undisclosed Sale

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