

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

11 Langshan 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Clyde North

Period-from

01 Mar 2019

to

29 Feb 2020

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

16 Kakadu Street Clyde North VIC 3978	\$555,000	18-Jan-20
33 Kilmarnock Way Clyde North VIC 3978	\$566,000	23-Dec-19
10 Wenn Avenue Clyde North VIC 3978	\$535,500	24-Jan-20

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: 18 March 2020


16 Kakadu Street Clyde North VIC 3978

Sold Price

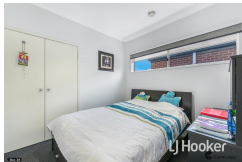
\$555,000

Sold Date

18-Jan-20

4 2 2

Distance

1.11km

33 Kilmarnock Way Clyde North VIC 3978

Sold Price

\$566,000

Sold Date

23-Dec-19

4 2 2

Distance

1.23km

10 Wenn Avenue Clyde North VIC 3978

Sold Price

\$535,500

Sold Date

24-Jan-20

4 2 2

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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