# 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

### 157 HEATHER GROVE 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 rang betwee	·	\$619,900	&	\$669,900		
<b>Median sale price</b> (*Delete house or unit as applicable)									
Median Price	\$729,900	Prop	erty type	House		Suburb	Clyde North		
Period-from	01 Jul 2022	to	30 Jun 2	023	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
89 EVICA ROAD CLYDE NORTH VIC 3978	\$671,000	03-May-23
32 HIGHBURY ROAD CLYDE NORTH VIC 3978	\$645,000	06-Jun-23
20 BARLEY CRESCENT CLYDE NORTH VIC 3978	\$640,000	05-Jun-23

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 July 2023

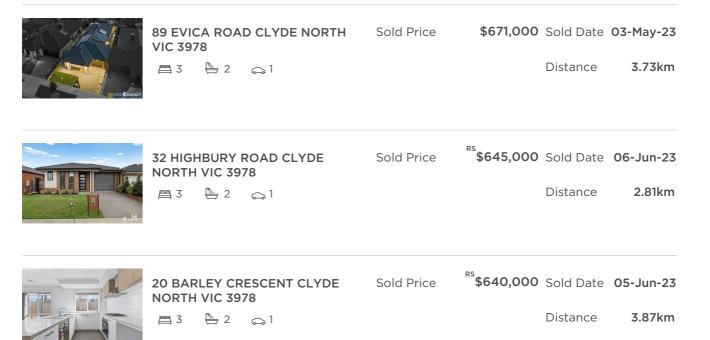


consumer.vic.gov.au



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#### RS = Recent sale UN = Undisclosed Sale

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