

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 2121 - 66 Deoro Parade, Clyde North, 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 479,900

or range between

&

Median sale price

Median price \$ 432,400

Property type Vacant Land

Suburb Clyde North

Period - From 1/01/2022

to

1/03/2022

Source

Oliver Hume

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 Lot 1511 - Honour Avenue, Clyde North, 3978	\$ 475,000	21/01/2022
2 Lot 1512 - Honour Avenue, Clyde North, 3978	\$ 475,000	21/01/2022
3 Lot 1503 - Honour Avenue, Clyde North, 3978	\$ 475,000	22/12/2021

This Statement of Information was prepared on:

23 May 2022