

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 Lot 461 Goldfields Boulevard, Clyde North 3978

Indicative selling price

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

Single price \$*369,000

Median sale price

Median price \$ 725,000 Property type House Suburb Clyde North

Period - From 01/08/23 to 31/07/24 Source Corelogic

Comparable property sales (*Delete A or B below as applicable)

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 20 Goanna Road, Clyde North 3978	\$ 335,000	7/3/24
2 88 Sovereign Avenue, Clyde North 3978	\$ 357,000	27/4/24
3 36 Pobblebonk Crescent, Clyde North 3978	\$ 340,000	8/5/24

This Statement of Information was prepared on: 16/8/24