

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

9 Frankland Street, Clyde North Vic 3978

Indicative selling price

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

Range between \$540,000 & \$594,000

Median sale price

Median price \$594,900 Property Type House Suburb Clyde North

Period - From 22/06/2019 to 21/06/2020 Source REIV

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 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	11 Bocker St CLYDE NORTH 3978	\$592,000	11/06/2020
2	4 Brockman St CRANBOURNE EAST 3977	\$575,000	10/05/2020
3	2 Armstrong St CRANBOURNE EAST 3977	\$570,500	15/05/2020

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 six months.~~

This Statement of Information was prepared on:

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Indicative Selling Price

\$540,000 - \$594,000

Median House Price

22/06/2019 - 21/06/2020: \$594,900



4 2 2

Property Type: house

Land Size: 409 sqm approx

Agent Comments

Comparable Properties



11 Brocker St CLYDE NORTH 3978 (REI)

Agent Comments

4 2 2

Price: \$592,000

Method: Private Sale

Date: 11/06/2020

Property Type: House

Land Size: 400 sqm approx



4 Brockman St CRANBOURNE EAST 3977 (REI/VG)

Agent Comments

4 2 2

Price: \$575,000

Method: Private Sale

Date: 10/05/2020

Property Type: House

Land Size: 568 sqm approx



2 Armstrong St CRANBOURNE EAST 3977 (REI)

Agent Comments

4 2 2

Price: \$570,500

Method: Private Sale

Date: 15/05/2020

Property Type: House (Res)