

## 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

21 Shimar Street Clyde North VIC 3978

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$320,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$322,500

Property type

Land

Suburb

Clyde North

Period-from

01 Jul 2019

to

30 Jun 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

4 Brumich Way Clyde North VIC 3978	\$324,000	02-Mar-20
8 Kelan Street Clyde North VIC 3978	\$340,000	10-Mar-20
12 Pedro Street Clyde North VIC 3978	\$285,000	11-Feb-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.

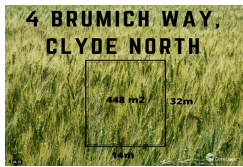
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Mubashir Habib

M 0423908475

E mubashir.habib@raywhite.com



**4 Brumich Way Clyde North VIC 3978**

Sold Price

**\$324,000**

Sold Date **02-Mar-20**

- - -

Distance -



**8 Kelan Street Clyde North VIC 3978**

Sold Price

**\$340,000**

Sold Date **10-Mar-20**

4 2 2

Distance -



**12 Pedro Street Clyde North VIC 3978**

Sold Price

**\$285,000**

Sold Date **11-Feb-20**

5 3 -

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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