

## 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

32 Castillo Avenue 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

or range  
between

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$609,900

Property type

House

Suburb

Clyde North

Period-from

01 May 2020

to

30 Apr 2021

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

21 Wild Scotchman Way Cranbourne East VIC 3977	\$675,000	12-Jan-21
42 Dan Morgan Drive Cranbourne East VIC 3977	\$670,000	08-Feb-21
61 Donohue Street Cranbourne East VIC 3977	\$620,000	12-Nov-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.~~

This Statement of Information was prepared on: 04 May 2021

Casey Estate Agents

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**21 Wild Scotchman Way  
Cranbourne East VIC 3977**

3 2 2

Sold Price

**\$675,000**

Sold Date

**12-Jan-21**

Distance

**1.73km**

**42 Dan Morgan Drive Cranbourne  
East VIC 3977**

3 2 2

Sold Price

**\$670,000**

Sold Date

**08-Feb-21**

Distance

**1.78km**

**61 Donohue Street Cranbourne East  
VIC 3977**

3 2 2

Sold Price

**\$620,000**

Sold Date

**12-Nov-20**

Distance

**1.78km**

RS = Recent sale

UN = Undisclosed Sale

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