

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 15 Paso Grove, Clyde North, VIC 3978

Indicative selling price

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

Price Range

\$565,000

&

\$605,000

Median sale price

Median price

\$600,000

Property Type

House

Suburb

Clyde North (3978)

Period - From

01/09/2019

to

29/09/2020

Source

realestate.com.au

Comparable property sales

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These are the three properties sold within five kilometres of the property for sale in the last 18 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 |
|--|-----------|--------------|
| 8 CAMOLINA WAY, CLYDE NORTH VIC 3978 | \$567,000 | 15/09/2020 |
| 100 SELANDRA BOULEVARD, CLYDE NORTH VIC 3978 | \$575,000 | 29/07/2020 |
| 29 FATHOM WAY, CLYDE NORTH VIC 3978 | \$565,000 | 01/07/2020 |

This Statement of Information was prepared on: 28/10/2020