

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 8 Catfish Street, Clyde North, VIC 3978

Indicative selling price

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

Price Range \$590,000 & \$640,000

Median sale price

Median price \$671,000 Property Type House Suburb Clyde North (3978)
Period - From 01/01/2021 to 31/12/2021 Source Pricefinder.com

Comparable property sales

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
12 ROTHSCCHILD AVENUE, CLYDE VIC 3978	\$637,500	30/09/2021
4 LODDON PLACE, CRANBOURNE EAST VIC 3977	\$618,000	10/06/2021
92 CASTILLO AVENUE, CLYDE NORTH VIC 3978	\$640,000	27/09/2021

This Statement of Information was prepared on: 06/01/2022