

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

22 Pedro Street Clyde North VIC 3978

Indicative selling price

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

Single Price

or range
between

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,500

Property type

House

Suburb

Clyde North

Period-from

01 Nov 2020

to

31 Oct 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

13 Clovis Avenue Clyde North VIC 3978	\$650,000	02-Jul-21
33 Ranger Street Clyde North VIC 3978	\$675,000	13-Sep-21
10 Liwen Street Clyde North VIC 3978	\$667,500	04-Oct-21

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: 07 November 2021



13 Clovis Avenue Clyde North VIC 3978

 4  2  2

Sold Price

\$650,000

Sold Date

02-Jul-21

Distance

0.28km



33 Ranger Street Clyde North VIC 3978

 4  2  2

Sold Price

\$675,000

Sold Date

13-Sep-21

Distance

0.41km



10 Liwen Street Clyde North VIC 3978

 4  2  2

Sold Price

^{RS} **\$667,500**

Sold Date

04-Oct-21

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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