

# 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 19 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)

Price Range

\$760,000

&

\$835,000

### Median sale price

Median price

\$700,000

Property Type

House

Suburb

Clyde North (3978)

Period - From

01/01/2021

to

06/01/2022

Source

Realestate.com.au

### 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
4 BRUMICH WAY, CLYDE NORTH VIC 3978	\$835,000	18/11/2022
19 SIKES ROAD, CLYDE NORTH VIC 3978	\$830,000	25/10/2021
8 COLONNADE STREET, CLYDE NORTH	\$795,000	20/12/2021

This Statement of Information was prepared on: 27/01/2022