

## 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

14 Simmental Drive 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

\$495,000

&

\$544,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Clyde North

Period-from

01 Mar 2020

to

28 Feb 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 45 Hollywell Road Clyde North VIC 3978 | \$510,000 | 25-Nov-20 |
| 22 Fenix Way Clyde North VIC 3978      | \$500,000 | 10-Nov-20 |
| 24 Emery Drive Clyde North VIC 3978    | \$540,000 | 31-Oct-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: 09 March 2021



## OBrien Real Estate

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**45 Hollywell Road Clyde North VIC 3978** Sold Price **\$510,000** Sold Date **25-Nov-20**

3 2 2

Distance **0.86km**



**22 Fenix Way Clyde North VIC 3978** Sold Price **\$500,000** Sold Date **10-Nov-20**

3 2 2

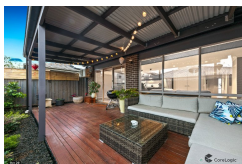
Distance **1.15km**



**24 Emery Drive Clyde North VIC 3978** Sold Price **\$540,000** Sold Date **31-Oct-20**

3 2 2

Distance **1.6km**



**5 Roskopp Avenue Clyde North VIC 3978** Sold Price **\$520,000** Sold Date **16-Nov-20**

3 2 2

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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