

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

4 Gresall 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$586,500

Property type

House

Suburb

Clyde North

Period-from

01 Sep 2018

to

31 Aug 2019

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

4 Shimar Street Clyde North VIC 3978	\$620,000	08-Jul-19
23 Swallowtail Avenue Clyde North VIC 3978	\$599,900	23-Apr-19
13 Tawney Road Clyde North VIC 3978	\$615,000	31-May-19

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: 12 September 2019

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4 Shimar Street Clyde North VIC 3978

4 2 2

Sold Price

\$620,000

Sold Date

08-Jul-19

Distance

0.18km



23 Swallowtail Avenue Clyde North VIC 3978

4 2 2

Sold Price

\$599,900

Sold Date

23-Apr-19

Distance

1.62km



13 Tawney Road Clyde North VIC 3978

4 2 2

Sold Price

\$615,000

Sold Date

31-May-19

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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