

# 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 6 Crosswater blvd, 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

\$620,000

&

\$640,000

### Median sale price

Median price

\$430,000

Property Type

Vacant Land

Suburb

Clyde North (3978)

Period - From

01/11/2022

to

31/10/2023

Source

Corelogic

### 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
33 CROSSWATER BOULEVARD CLYDE NORTH VIC 3978	\$605,000	12/10/2023
85 MOORSIDE CRESCENT CLYDE NORTH VIC 3978	\$668,000	28/07/2023
23 OBSERVATORY STREET CLYDE NORTH VIC 3978	\$500,000	11/08/2023

This Statement of Information was prepared on: 28/11/2023