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

118 HEATHER GROVE 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 rang betwee	·	\$895,000	&	\$945,000	
Median sale price (*Delete house or unit as applicable)								
Median Price	\$720,000	Prop	erty type	House		Suburb	Clyde North	
Period-from	01 Oct 2022	to	30 Sep 2	023	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
18 PARKGATE DRIVE CLYDE NORTH VIC 3978	\$1,085,000	05-Aug-23
11 OCONNOR AVENUE CLYDE NORTH VIC 3978	\$920,000	07-Aug-23
50 KARABAIR STREET CLYDE NORTH VIC 3978	\$945,000	04-Jul-22

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.

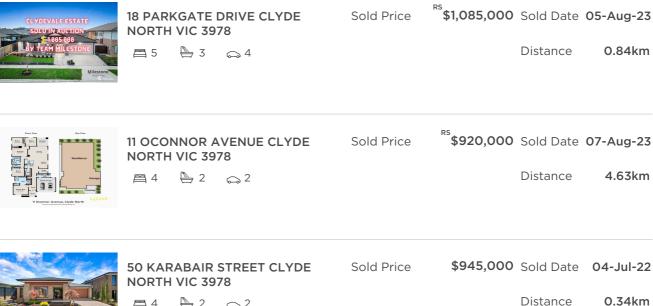
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RS = Recent sale UN = Undisclosed Sale

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