

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

27 FLOWEBLOOM CRESCENT 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

\$900,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Clyde North

Period-from

01 Dec 2022

to

30 Nov 2023

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

24 BONNINGTON BOULEVARD CLYDE NORTH VIC 3978	\$890,000	15-Oct-23
1 FEATHERDOWN WAY CLYDE NORTH VIC 3978	\$980,000	05-Jul-23
9 MIDDLETON GROVE BERWICK VIC 3806	\$900,000	07-Sep-23

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 December 2023


**24 BONNINGTON BOULEVARD
CLYDE NORTH VIC 3978**

 4
  2
  2

Sold Price

\$890,000

Sold Date

15-Oct-23

Distance

0.49km

**1 FEATHERDOWN WAY CLYDE
NORTH VIC 3978**

 4
  2
  2

Sold Price

\$980,000

Sold Date

05-Jul-23

Distance

0.67km

**9 MIDDLETON GROVE BERWICK
VIC 3806**

 4
  2
  2

Sold Price

\$900,000

Sold Date

07-Sep-23

Distance

0.81km
RS = Recent sale

UN = Undisclosed Sale

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