

## 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

3 Monument Boulevard 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Clyde North

Period-from

01 Dec 2020

to

30 Nov 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

25 Como Parade Clyde North VIC 3978	\$1,215,000	26-Sep-21
101 Newgrange Boulevard Clyde North VIC 3978	\$1,200,000	30-Nov-21
6 Janessa Drive Clyde North VIC 3978	\$1,100,000	24-Oct-21

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: 07 December 2021



**25 Como Parade Clyde North VIC 3978**

4 3 4

Sold Price

**\$1,215,000**

Sold Date

**26-Sep-21**

Distance

**1.87km**



**101 Newgrange Boulevard Clyde North VIC 3978**

4 4 2

Sold Price

<sup>RS</sup> **\$1,200,000**

Sold Date

**30-Nov-21**

Distance

**0.23km**



**6 Janessa Drive Clyde North VIC 3978**

4 4 2

Sold Price

<sup>RS</sup> **\$1,100,000** <sup>UN</sup>

Sold Date

**24-Oct-21**

Distance

**0.93km**



**27 Flagstaff Crescent Clyde North VIC 3978**

4 3 2

Sold Price

<sup>RS</sup> **\$1,237,000** <sup>UN</sup>

Sold Date

**05-Oct-21**

Distance

**1.79km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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