

## 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

5 Littleshore Crescent 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

\$960,000

&

\$1,030,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,500

Property type

House

Suburb

Clyde North

Period-from

01 Dec 2019

to

30 Nov 2020

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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 11 Bluebank Avenue Clyde North VIC 3978 | \$1,120,000 | 26-Oct-20 |
| 109 Ridgemont Drive Berwick VIC 3806    | \$1,020,000 | 21-Jul-20 |
| 6 Duke Street Berwick VIC 3806          | \$1,123,000 | 20-Oct-20 |

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: 21 December 2020



## OBrien Real Estate

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### 11 Bluebank Avenue Clyde North VIC 3978

5 3 2

Sold Price

<sup>RS</sup>

**\$1,120,000**

Sold Date

**26-Oct-20**

Distance

**0.15km**



### 109 Ridgemont Drive Berwick VIC 3806

4 2 3

Sold Price

**\$1,020,000**

Sold Date

**21-Jul-20**

Distance

**0.93km**



### 6 Duke Street Berwick VIC 3806

5 3 4

Sold Price

<sup>RS</sup>

**\$1,123,000**

Sold Date

**20-Oct-20**

Distance

**1.45km**



RS = Recent sale

UN = Undisclosed Sale

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