

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

### Property offered for sale

Address  
Including suburb and postcode 49 Odeon Avenue, 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

\$595,000

&

\$650,000

### Median sale price

Median price

\$615,000

Property Type

House

Suburb

Clyde North (3978)

Period - From

01/09/2019

to

02/09/2020

Source

realestate.com.au

**Important advice about the median sale price:** The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 242 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

### Comparable property sales

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These are the three properties sold within five kilometres of the property for sale in the last 18 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
224 ST GERMAIN BOULEVARD, CLYDE NORTH VIC 3978	\$600,000	02/09/2020
30 GUIARD WAY, CLYDE NORTH VIC 3978	\$650,000	03/08/2020
40 BELLHAVEN CIRCUIT, CLYDE NORTH VIC 3978	\$600,000	25/08/2020

This Statement of Information was prepared on: 02/10/2020