

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 35 Observatory Street, Clyde North, VIC 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$710,000

&

\$740,000

Median sale price

Median price

\$640,000

Property Type

House

Suburb

Clyde North (3978)

Period - From

30/06/2020

to

01/07/2021

Source

Pricefinder

Comparable property sales

A 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
17 ORLEANA WAY, CLYDE NORTH VIC 3978	\$720,000	12/08/2021
8 HIGHBURY ROAD, CLYDE NORTH VIC 3978	\$740,000	17/06/2021
16 UNION STREET, CLYDE NORTH VIC 3978	\$740,000	23/04/2021

This Statement of Information was prepared on: 02/09/2021