

Statement of Information

Single residential property located in the

Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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|---|---|
| Address Including suburb and postcode | 24 Yearling Crescent, Clyde North, VIC 3978 |
|---|---|

Indicative selling price

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

| | | | |
|-------------|-----------|---|-----------|
| Price Range | \$699,000 | & | \$749,000 |
|-------------|-----------|---|-----------|

Median sale price

| | | | | | |
|---------------|------------|---------------|------------|--------|---|
| Median price | \$730,000 | Property Type | House | Suburb | Clyde North (3978) |
| Period - From | 01/09/2023 | to | 31/08/2024 | Source | https://www.realestate.com.au |

Comparable property sales

A These are two properties sold within two kilometres of the property for sale in the last six 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 |
|---|-----------|--------------|
| 7 WESTPHALIAN RISE, CLYDE NORTH VIC 3978 | \$730,000 | 18/09/2024 |
| 39 BLACKLEDGE DRIVE, CLYDE NORTH VIC 3978 | \$742,500 | 09/10/2024 |
| | | |

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 six months.

This Statement of Information was prepared on: 16/10/2024