

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 Parlia Street, Clyde North, VIC-3978

Indicative selling price

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

Single price

or range between

\$700,000

&

\$770,000

Median sale price

Median price

\$730,000

Property type

House

Suburb

Clyde North

Period - From

Feb 2023

to

Feb 2023

Source

RP Data – Core Logic

Comparable property sales

These are the three 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
1. 18 Corbett Street, Clyde North, VIC-3978	\$750,000	18/04/23
2. 20 Blacksmith Way, Clyde North, VIC-3978	\$770,000	11/05/23
3. 9 Pedro Street, Clyde North, VIC-3978	\$785,000	31/05/23

This Statement of Information was prepared on: 01/06/23