

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

2 AURA STREET CLYDE NORTH VIC 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$710,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Clyde North

Period-from

01 Aug 2021

to

31 Jul 2022

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

| | | |
|--|-----------|-----------|
| 4 AURA STREET CLYDE NORTH VIC 3978 | \$740,000 | 20-Dec-21 |
| 36 SERENE WAY CLYDE NORTH VIC 3978 | \$840,000 | 01-Feb-22 |
| 61 RIVERSTONE BOULEVARD CLYDE NORTH VIC 3978 | \$805,000 | 05-Jul-22 |

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: 27 August 2022



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4 AURA STREET CLYDE NORTH VIC 3978

4 2 2

Sold Price **\$740,000** Sold Date **20-Dec-21**

Distance **0.02km**



36 SERENE WAY CLYDE NORTH VIC 3978

4 2 2

Sold Price **\$840,000** Sold Date **01-Feb-22**

Distance **0.05km**



61 RIVERSTONE BOULEVARD CLYDE NORTH VIC 3978

3 2 2

Sold Price ^{RS} **\$805,000** Sold Date **05-Jul-22**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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