

## 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

60 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) (\*Delete single price or range as applicable)

Single Price

\$410,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$321,000

Property type

Land

Suburb

Clyde North

Period-from

01 Jul 2019

to

30 Jun 2020

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

2 Shimar Street Clyde North VIC 3978	\$350,000	09-Jun-20
21 Shimar Street Clyde North VIC 3978	\$320,000	24-Jul-20
4 Brumich Way Clyde North VIC 3978	\$324,000	02-Mar-20

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.~~

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## 2 Shimar Street Clyde North VIC 3978

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Sold Price **\$350,000** Sold Date **09-Jun-20**

Distance **0.1km**

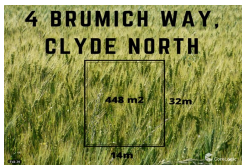


## 21 Shimar Street Clyde North VIC 3978

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Sold Price <sup>RS</sup> **\$320,000** Sold Date **24-Jul-20**

Distance **0.12km**



## 4 Brumich Way Clyde North VIC 3978

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Sold Price **\$324,000** Sold Date **02-Mar-20**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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