

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

Lot 732/110 Hardys Road, Clyde North Vic 3978

Indicative selling price

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

Single price

\$365,000

Median sale price

Median price

\$335,900

Property Type

Vacant land

Suburb

Clyde North

Period - From

26/09/2018

to

25/09/2019

Source

REIV

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 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	47 Castillo Av CLYDE NORTH 3978	\$370,000	26/03/2019
2	45 Newgrange Blvd CLYDE NORTH 3978	\$365,000	27/05/2019
3	19 Landsdowne Av CLYDE NORTH 3978	\$360,000	24/04/2019

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 six months.~~

This Statement of Information was prepared on:

26/09/2019 13:50



Property Type:
Agent Comments

Indicative Selling Price

\$365,000

Median Land Price

26/09/2018 - 25/09/2019: \$335,900

Comparable Properties

47 Castillo Av CLYDE NORTH 3978 (VG)

Agent Comments



Price: \$370,000
Method: Sale
Date: 26/03/2019
Property Type: Land
Land Size: 454 sqm approx

45 Newgrange Blvd CLYDE NORTH 3978 (VG)

Agent Comments



Price: \$365,000
Method: Sale
Date: 27/05/2019
Property Type: Land
Land Size: 507 sqm approx

19 Landsdowne Av CLYDE NORTH 3978 (VG)

Agent Comments



Price: \$360,000
Method: Sale
Date: 24/04/2019
Property Type: Land
Land Size: 508 sqm approx