

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

6 Longshore Drive, Clyde North Vic 3978

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$710,000 Property Type House Suburb Clyde North

Period - From 01/10/2022 to 31/12/2022 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	39 Cedarwood Cr BERWICK 3806	\$1,315,000	03/12/2022
2	19 Barley Cr CLYDE NORTH 3978	\$1,250,000	15/03/2023
3	61 Beauford Av NARRE WARREN SOUTH 3805	\$1,240,000	10/10/2022

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:

31/03/2023 09:45

6 Longshore Drive, Clyde North Vic 3978

McGrath

Ellie Gong
9889 8800
0430 434 567
elliegong@mcgrath.com.au



5 5 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

December quarter 2022: \$710,000

Comparable Properties



39 Cedarwood Cr BERWICK 3806 (REI/VG)

Agent Comments

6 3 2

Price: \$1,315,000

Method: Auction Sale

Date: 03/12/2022

Property Type: House (Res)

Land Size: 739 sqm approx



19 Barley Cr CLYDE NORTH 3978 (REI)

Agent Comments

5 3 2

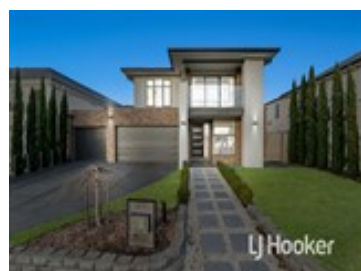
Price: \$1,250,000

Method: Private Sale

Date: 15/03/2023

Property Type: House

Land Size: 512 sqm approx



61 Beauford Av NARRE WARREN SOUTH 3805 (REI/VG)

Agent Comments

4 2 3

Price: \$1,240,000

Method: Private Sale

Date: 10/10/2022

Property Type: House

Land Size: 684 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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