

## 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

15 Pamplona Way 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

or range  
between

\$760,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$636,750

Property type

House

Suburb

Clyde North

Period-from

01 Sep 2020

to

31 Aug 2021

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

3 Pamplona Way Clyde North VIC 3978	\$845,000	14-Apr-21
19 Turano Way Clyde North VIC 3978	\$840,000	05-Jun-21
13 Murphy Street Clyde North VIC 3978	\$863,000	17-Mar-21

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 September 2021



## OBrien Real Estate

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### 3 Pamplona Way Clyde North VIC 3978

4 2 2

Sold Price

**\$845,000**

Sold Date

**14-Apr-21**

Distance

**0.08km**



### 19 Turano Way Clyde North VIC 3978

4 2 2

Sold Price

**\$840,000**

Sold Date

**05-Jun-21**

Distance

**0.38km**



### 13 Murphy Street Clyde North VIC 3978

4 2 2

Sold Price

**\$863,000**

Sold Date

**17-Mar-21**

Distance

**0.49km**

RS = Recent sale

UN = Undisclosed Sale

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