

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 Murgese Circuit 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,120

*House

X

*Unit

Suburb

Clyde North

Period-from

01 Jul 2018

to

30 Jun 2019

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

5 Holsteiner Terrace Clyde North VIC 3978	\$600,000	25-Jan-19
6 Jonesys Lane Clyde North VIC 3978	\$570,000	21-May-19
14 Aminya Drive Clyde North VIC 3978	\$565,000	24-Jan-19

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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5 Holsteiner Terrace Clyde North VIC 3978

4 2 2

Sold Price

\$600,000

Sold Date

25-Jan-19

Distance

0.29km



6 Jonesys Lane Clyde North VIC 3978

4 2 2

Sold Price

\$570,000

Sold Date

21-May-19

Distance

0.49km



14 Aminya Drive Clyde North VIC 3978

4 2 2

Sold Price

\$565,000

Sold Date

24-Jan-19

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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