

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 31 Ellaroo Circuit, Clyde North, VIC 3978

Indicative selling price

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

Price Range \$729,000 & \$789,000

Median sale price

Median price \$735,000 Property Type House Suburb Clyde North (3978)
Period - From 01/04/2022 to 31/03/2023 Source Pricefinder

Comparable property sales

A These are two 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
61 SATSUMA AVENUE, BERWICK VIC 3806	\$740,000	05/05/2023
3 FERNLEA STREET, CLYDE NORTH VIC 3978	\$765,000	06/03/2023

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: 02/06/2023