

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

1 WESTBOURNE STREET 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Clyde North

Period-from

01 May 2021

to

30 Apr 2022

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

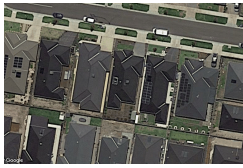
7 CAXTON CLOSE CLYDE VIC 3978	\$715,000	07-Feb-22
31 PASO GROVE CLYDE NORTH VIC 3978	\$700,000	06-Apr-22
11 SLOANE DRIVE CLYDE NORTH VIC 3978	\$705,000	18-Feb-22

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: 05 May 2022

Sartaj Singh
M 0426011313
E Sartaj.singh@ionrealestate.com.au



7 CAXTON CLOSE CLYDE VIC 3978 Sold Price **\$715,000** Sold Date **07-Feb-22**

 4  2  2

Distance **0.66km**



31 PASO GROVE CLYDE NORTH VIC 3978 Sold Price ^{RS} **\$700,000** Sold Date **06-Apr-22**

 4  2  2

Distance **0.64km**



11 SLOANE DRIVE CLYDE NORTH VIC 3978 Sold Price **\$705,000** Sold Date **18-Feb-22**

 4  2  2

Distance **0.17km**

RS = Recent sale **UN** = Undisclosed Sale

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