

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 Shimar 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

\$331,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$322,500

Property type

Land

Suburb

Clyde North

Period-from

01 Jul 2019

to

30 Jun 2020

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

2 Shimar Street Clyde North VIC 3978	\$350,000	07-Jul-20
4 Brumich Way Clyde North VIC 3978	\$324,000	02-Mar-20
12 Pedro Street Clyde North VIC 3978	\$285,000	11-Feb-20

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: 21 July 2020



Mubashir Habib

M 0423908475

E mubashir.habib@raywhite.com



2 Shimar Street Clyde North VIC 3978

- - -

Sold Price

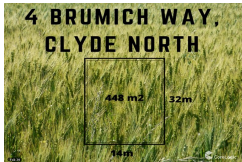
^{RS} **\$350,000**

Sold Date

07-Jul-20

Distance

0.05km



4 Brumich Way Clyde North VIC 3978

4 2 -

Sold Price

\$324,000

Sold Date

02-Mar-20

Distance

0.13km



12 Pedro Street Clyde North VIC 3978

5 3 -

Sold Price

\$285,000

Sold Date

11-Feb-20

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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