

## 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

35 Bocker Street 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

\$3,100,000

&

\$3,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Clyde North

Period-from

01 Jan 2021

to

31 Dec 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

|                                                  |             |           |
|--------------------------------------------------|-------------|-----------|
| 359 Berwick-Cranbourne Road Clyde North VIC 3978 | -           | 29-Aug-20 |
| 400 Clyde-Five Ways Road Clyde VIC 3978          | \$2,600,000 | 17-Aug-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: 19 January 2022



**359 Berwick-Cranbourne Road  
Clyde North VIC 3978**

 3  2  2

Sold Price

- Sold Date **29-Aug-20**

Distance **2.08km**



**400 Clyde-Five Ways Road Clyde  
VIC 3978**

 5  3  6

Sold Price

**\$2,600,000**

Sold Date **17-Aug-20**

Distance **3.01km**

RS = Recent sale

UN = Undisclosed Sale

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