

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

19 Grandstand Crescent, Clyde North Vic 3978

Indicative selling price

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

Range between \$692,500

&

\$714,500

Median sale price

Median price \$720,000

Property Type House

Suburb Clyde North

Period - From 01/10/2022

to

30/09/2023

Source REIV

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 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
1	24 Adriatic Cirt CLYDE 3978	\$735,000	18/09/2023
2	13 Abundance Cirt CLYDE 3978	\$715,000	16/10/2023
3	36 Cradle Av CLYDE 3978	\$710,000	31/08/2023

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 six months.~~

This Statement of Information was prepared on:

31/10/2023 17:46



 4  2  2

Property Type: House
Land Size: 401 sqm approx
 Agent Comments

Indicative Selling Price

\$692,500 - \$714,500

Median House Price

Year ending September 2023: \$720,000

Comparable Properties



24 Adriatic Cirt CLYDE 3978 (REI)

Agent Comments

 4  2  2

Price: \$735,000
Method: Private Sale
Date: 18/09/2023
Property Type: House (Res)
Land Size: 400 sqm approx



13 Abundance Cirt CLYDE 3978 (REI)

Agent Comments

 4  2  2

Price: \$715,000
Method: Private Sale
Date: 16/10/2023
Property Type: House
Land Size: 400 sqm approx



36 Cradle Av CLYDE 3978 (REI/VG)

Agent Comments

 4  2  2

Price: \$710,000
Method: Private Sale
Date: 31/08/2023
Property Type: House
Land Size: 392 sqm approx