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	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$692,500		&		\$714,500			
Median sale pr	rice							
Median price	\$720,000	Pro	operty Type	Hou	ISE		Suburb	Clyde North
Period - From	01/10/2022	to	30/09/2023		So	ource	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.

Ade	dress 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

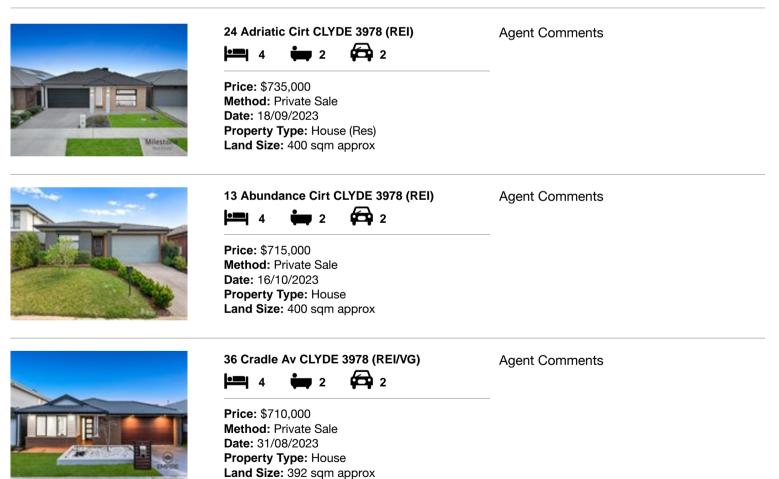






Property Type: House **Land Size:** 401 sqm approx Agent Comments Indicative Selling Price \$692,500 - \$714,500 Median House Price Year ending September 2023: \$720,000

Comparable Properties



Account - Woodards | P: 0390563899



propertydata

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