

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 21 Sedge Street, Clyde North, VIC 3978

Indicative selling price

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

Price Range

\$695,000

&

\$760,000

Median sale price

Median price

\$675,000

Property Type

House

Suburb

Clyde North (3978)

Period - From

01/09/2020

to

30/09/2021

Source

realestate.com.au

Comparable property sales

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
76 ELMTREE CRESCENT, CLYDE NORTH VIC 3978	\$700,000	27/09/2021
35 OBSERVATORY STREET, CLYDE NORTH VIC 3978	\$717,519	23/09/2021
2 ASPIRE AVENUE, CLYDE NORTH VIC 3978	\$710,000	15/09/2021

This Statement of Information was prepared on: 20/10/2021