

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

3 SPEARGRASS CLOSE 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

House

Suburb

Clyde North

Period-from

01 Jan 2022

to

31 Dec 2022

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

7 HENBURY STREET CRANBOURNE NORTH VIC 3977	\$1,010,000	12-Jan-23
7 TIDESWELL STREET CLYDE NORTH VIC 3978	\$1,023,000	09-Dec-22

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: 31 January 2023



7 HENBURY STREET CRANBOURNE Sold Price ^{RS} \$1,010,000 ^{UN} Sold Date 12-Jan-23
NORTH VIC 3977

 4  3  2

Distance 0.33km



7 TIDESWELL STREET CLYDE Sold Price \$1,023,000 Sold Date 09-Dec-22
NORTH VIC 3978

 4  2  2

Distance 0.42km

RS = Recent sale

UN =Undisclosed Sale

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