

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

13 BROADBANK CRESCENT 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Clyde North

Period-from

01 Nov 2021

to

31 Oct 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

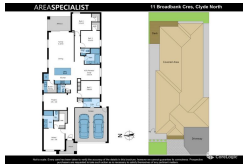
Date of sale

11 BROADBANK CRESCENT CLYDE NORTH VIC 3978	\$772,500	08-Oct-22
1 BIANCA CRESCENT CRANBOURNE NORTH VIC 3977	\$730,000	14-May-22
5 EVESHAM STREET CRANBOURNE NORTH VIC 3977	\$740,000	04-Jul-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: 08 November 2022



**11 BROADBANK CRESCENT CLYDE
NORTH VIC 3978**

4 2 2

Sold Price

RS

\$772,500

Sold Date

08-Oct-22

Distance

0.01km



**1 BIANCA CRESCENT
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price

\$730,000

Sold Date

14-May-22

Distance

1.32km



**5 EVESHAM STREET
CRANBOURNE NORTH VIC 3977**

3 2 2

Sold Price

\$740,000

Sold Date

04-Jul-22

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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