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

41 Glenrose Boulevard Clyde North VIC 3978

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range betweer	3/00/000	&	\$810,000
Median sale price (*Delete house or unit as app	olicable)				
Median Price	\$595,125	Property type	House	Suburb	Clyde North

31 Jan 2021

Comparable property sales (*Delete A or B below as applicable)

01 Feb 2020

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.

to

Address of comparable property	Price	Date of sale	
6 Sundaze Street Clyde North VIC 3978	\$797,000	20-Nov-20	

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.

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Source



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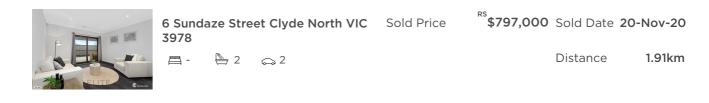
consumer.vic.gov.au

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RS = Recent sale UN = Undisclosed Sale

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