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	5 Sedge Street 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	$1,150,000	&	$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,500	Property type	House	Suburb	Clyde North
Period-from	01 Dec 2019	to	30 Nov 2020	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 Bluebank Avenue Clyde North VIC 3978	$1,120,000	26-Oct-20
9-11 Gower Place Clyde North VIC 3978	$1,277,727	10-Mar-20
6 Duke Street Berwick VIC 3806	$1,123,000	20-Oct-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.~~

This Statement of Information was prepared on: 21 December 2020

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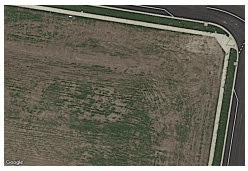
11 Bluebank Avenue Clyde North VIC 3978

5 3 2

Sold Price RS **$1,120,000** Sold Date **26-Oct-20**

Distance **0.12km**



9-11 Gower Place Clyde North VIC 3978

- 2 -

Sold Price **$1,277,727** Sold Date **10-Mar-20**

Distance **1.28km**

Private inspections now available.

For more information or to arrange a personal inspection please contact the listing agent.

6 Duke Street Berwick VIC 3806

5 3 4

Sold Price RS **$1,123,000** Sold Date **20-Oct-20**

Distance **1.41km**

RS = Recent sale **UN** = Undisclosed Sale

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