

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

4 FLOWEBLOOM 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Clyde North

Period-from

01 Aug 2021

to

31 Jul 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

15 SPRINGBROOK DRIVE CLYDE NORTH VIC 3978	\$1,350,000	05-Apr-22
30 MANOORA AVENUE CLYDE NORTH VIC 3978	\$1,450,000	06-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: 22 August 2022



**15 SPRINGBROOK DRIVE CLYDE
NORTH VIC 3978**

 4  3  -

Sold Price **\$1,350,000** Sold Date **05-Apr-22**

Distance **0.88km**



**30 MANOORA AVENUE CLYDE
NORTH VIC 3978**

 4  4  2

Sold Price ^{RS} **\$1,450,000** Sold Date **06-Jul-22**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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