

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

8 ROSKOPP AVENUE 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

House

Suburb

Clyde North

Period-from

01 Feb 2022

to

31 Jan 2023

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

5 DRESSEN WAY CLYDE NORTH VIC 3978	\$662,000	13-Jun-22
8 SHAWSHANK AVENUE CLYDE VIC 3978	\$675,000	23-Jan-23
9 HEYBRIDGE STREET CLYDE VIC 3978	\$687,000	29-Oct-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: 01 February 2023



**5 DRESSEN WAY CLYDE NORTH
VIC 3978**

 3  2  2

Sold Price

\$662,000

Sold Date

13-Jun-22

Distance

0.03km



**8 SHAWSHANK AVENUE CLYDE
VIC 3978**

 4  2  3

Sold Price

^{RS} **\$675,000**

Sold Date

23-Jan-23

Distance

0.92km



**9 HEYBRIDGE STREET CLYDE VIC
3978**

 4  2  2

Sold Price

\$687,000

Sold Date

29-Oct-22

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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