

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 193 Ernstbrook Drive, Clyde, VIC 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$460,000

&

\$506,000

Median sale price

Median price

\$330,000

Property Type

Vacant Land

Suburb

Clyde (3978)

Period - From

01/06/2020

to

31/05/2021

Source

corelogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
46 SALAMANCA DRIVE, CLYDE NORTH VIC 3978	\$484,900	12/07/2020
40 SALAMANCA DRIVE, CLYDE NORTH VIC 3978	\$515,900	16/09/2020
23 CASA CIRCUIT, CLYDE NORTH VIC 3978	\$480,000	01/12/2020

This Statement of Information was prepared on: 25/06/2021