

# 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 30 Moorgate Road, Clyde North 3978 (4 Bed 2 Bath 2 Car)

### Indicative selling price

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

Single price \$ or range between \$699,000 & \$750,000

### Median sale price

Median price \$822,000 Apartment House Suburb Clyde North

Period - From July 2022 to Feb 2023 Source RP Data

### 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 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
5 Atrium Street, Clyde North 3978	\$,850,000	30 Aug 2022
17 Brookhouse Street. Clyde North 3	\$786.000	8 Oct 2022
19 Carcoola Rise, Clyde North 3978	\$830,000	27 Aug 2022

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 six months.

This Statement of Information was prepared on: 20 February 2023