

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

9 Bazadaise Drive 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Clyde North

Period-from

01 Jul 2019

to

30 Jun 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

27 Dexter Crescent Clyde North VIC 3978	\$570,000	30-May-20
40 Glenelg Street Clyde North VIC 3978	\$570,000	29-Jun-20
36 Bocker Street Clyde North VIC 3978	\$600,000	12-Mar-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: 20 July 2020



OBrien Real Estate

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27 Dexter Crescent Clyde North VIC 3978

Sold Price

\$570,000 Sold Date **30-May-20**

4 2 2

Distance **0.19km**



40 Glenelg Street Clyde North VIC 3978

Sold Price

Sold Date **29-Jun-20**

4 2 2

Distance **0.51km**



36 Broker Street Clyde North VIC 3978

Sold Price

\$600,000 Sold Date **12-Mar-20**

4 2 2

Distance **0.76km**



26 Castillo Avenue Clyde North VIC 3978

Sold Price

\$575,113 Sold Date **13-Feb-20**

3 2 2

Distance **0.82km**



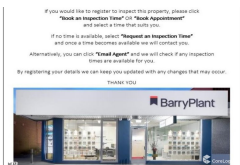
11 Broker Street Clyde North VIC 3978

Sold Price

\$592,000 Sold Date **11-Jun-20**

4 2 2

Distance **0.87km**



95 Heather Grove Clyde North VIC 3978

Sold Price

\$600,000 Sold Date **08-Feb-20**

4 2 2

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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11 Dame Avenue Clyde North VIC 3978

4 2 2

Sold Price

\$598,000

Sold Date **09-Jan-20**

Distance **1.27km**



13 Shulze Drive Clyde North VIC 3978

4 2 2

Sold Price

\$599,900

Sold Date **13-May-20**

Distance **1.46km**



3 Patriot Boulevard Clyde North VIC 3978

4 2 2

Sold Price

\$600,000

Sold Date **23-Jan-20**

Distance **1.46km**



4 Brockman Street Cranbourne East VIC 3977

4 2 2

Sold Price

\$575,000

Sold Date **10-May-20**

Distance **1.49km**



8 Fenway Boulevard Clyde North VIC 3978

3 2 2

Sold Price

\$580,000

Sold Date **09-Jun-20**

Distance **1.59km**

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UN = Undisclosed Sale

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