

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

7 Glow Way 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

\$635,000

&

\$698,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$336,500

Property type

Land

Suburb

Clyde North

Period-from

01 Sep 2020

to

31 Aug 2021

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

23 Springleaf Avenue Clyde North VIC 3978	\$656,500	04-Aug-21

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: 24 September 2021



**23 Springleaf Avenue Clyde North
VIC 3978**

Sold Price

\$656,500 Sold Date **04-Aug-21**

 4  2  1

Distance **3.27km**

RS = Recent sale **UN** = Undisclosed Sale

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