

## 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

21 CARISBROOKE WAY CLYDE NORTH VIC 3978

### 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

\$730,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$674,000

Property type

House

Suburb

Clyde North

Period-from

01 Mar 2021

to

28 Feb 2022

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 101 ADRIATIC CIRCUIT CLYDE VIC 3978  | \$800,000 | 16-Nov-21 |
| 22 BURNETT WAY CLYDE NORTH VIC 3978  | \$800,000 | 23-Sep-21 |
| 15 PAMPLONA WAY CLYDE NORTH VIC 3978 | \$790,000 | 08-Oct-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: 15 March 2022

Casey Estate Agents

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**101 ADRIATIC CIRCUIT CLYDE VIC 3978**

Sold Price

**\$800,000**

Sold Date

**16-Nov-21**

4 2 2

Distance

**1.78km**

**22 BURNETT WAY CLYDE NORTH VIC 3978**

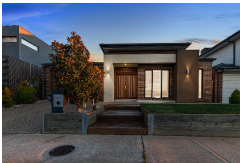
Sold Price

Sold Date

**23-Sep-21**

4 2 2

Distance

**0.48km**

**15 PAMPLONA WAY CLYDE NORTH VIC 3978**

Sold Price

**\$790,000**

Sold Date

**08-Oct-21**

4 2 2

Distance

**0.67km**

RS = Recent sale

UN = Undisclosed Sale

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