

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 41 Chagall Parade, Clyde North, VIC 3978

Indicative selling price

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

Price Range

\$770,000

&

\$810,000

Median sale price

Median price

\$636,750

Property Type

House

Suburb

Clyde North (3978)

Period - From

01/09/2020

to

31/08/2021

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
14 RIVERBANK CLOSE, CLYDE NORTH VIC 3978	\$790,000	29/06/2021
42 MERNOO AVENUE, CLYDE NORTH VIC 3978	\$796,888	30/05/2021
72 SKYLARK BOULEVARD, CLYDE NORTH VIC 3978	\$795,000	10/09/2021

This Statement of Information was prepared on: 17/09/2021