

# 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](http://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