

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

7 FEATHERDOWN WAY, CLYDE NORTH, VIC 3978

Indicative selling price

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

Price Range:

\$1,150,000 to \$1,250,000

Median sale price

Median price

\$730,000

Property type

House

Suburb

CLYDE NORTH

Period

01 July 2023 to 30 June 2024

Source



Comparable property sales

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

25 FITZWILLIAM CCT, CLYDE NORTH, VIC 3978	\$1,166,000	04/02/2024
19 HOLGATE AVE, CLYDE NORTH, VIC 3978	\$1,200,000	22/02/2024
14 KUNLUN CRES, CLYDE NORTH, VIC 3978	\$1,165,000	28/02/2024

This Statement of Information was prepared on:

15/07/2024