

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

Lot 321 Nightfall Avenue, Clyde North 3978

Indicative selling price

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

Single price

\$430,000

Median sale price

Median price

\$720,000

Property type

House

Suburb

Clyde North

Period - From

Nov 22

to

Oct 2023

Source

Realestate.com.au

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
Lot 127 Newbolt Parade, Clyde North 3978	\$430,000	18/10/23
Lot 227 Voyager Parade, Clyde North 3978	\$438,000	02/10/23
Lot 232 Voyager Parade, Clyde North 3978	\$438,000	16/10/23

This Statement of Information was prepared on: 17/11/23