# 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

#### **17 PICNIC AVENUE CLYDE NORTH VIC 3978**

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price			or rang betwee	·	\$880,000	&	\$950,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$720,000	Prop	erty type	type Hous		Suburb	Clyde North
Period-from	01 Feb 2024	to	31 Jan 2	025	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	
197 HONOUR AVENUE CLYDE NORTH VIC 3978	\$1,000,000	27-Aug-24	
21 MARBLELIGHT WAY CLYDE NORTH VIC 3978	\$1,015,000	26-Aug-24	
10 CHEDWORD ROAD CRANBOURNE NORTH VIC 3977	\$880,000	16-Oct-24	

#### 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: 04 February 2025



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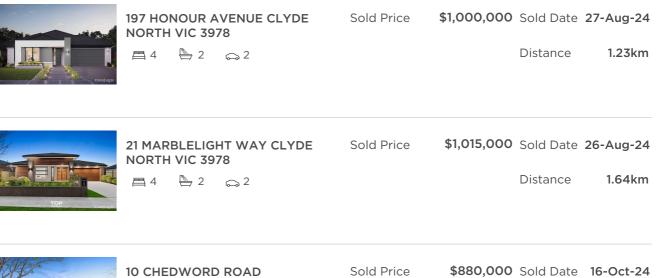
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1.8km



	10 CHEDWORD ROAD CRANBOURNE NORTH VIC 3977			Sold Price	\$880,000	Sold Date	16-C
GREENVIEW	酉 4	2	⇔ 2			Distance	

RS = Recent sale UN = Undisclosed Sale

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