# 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<br>betwee | ·         | \$880,000 | &      | \$950,000   |
|---|-------------|------|-------------------|-----------|-----------|--------|-------------|
| Median sale price<br>(*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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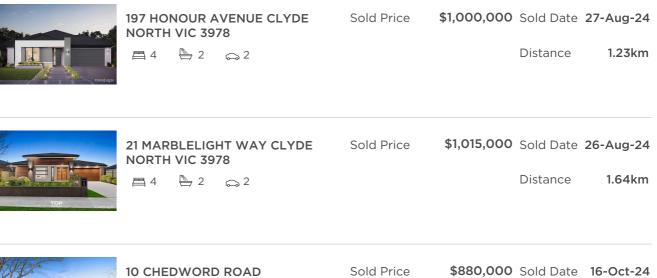
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1.8km



|           | 10 CHEDWORD ROAD<br>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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