

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 Maeve Circuit, Clyde North Vic 3978

Indicative selling price

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

Range between \$599,000

&

\$658,900

Median sale price

Median price \$600,000

Property Type House

Suburb Clyde North

Period - From 01/04/2019

to

31/03/2020

Source REIV

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 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
1	4 Charolais Way CLYDE NORTH 3978	\$635,000	27/04/2020
2	36 Dan Morgan Dr CRANBOURNE EAST 3977	\$610,000	20/05/2020
3	155 Heather Gr CLYDE NORTH 3978	\$600,000	03/04/2020

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 six months.~~

This Statement of Information was prepared on:

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Indicative Selling Price

\$599,000 - \$658,900

Median House Price

Year ending March 2020: \$600,000



Property Type: Land

Land Size: 400 sqm approx

Agent Comments

Comparable Properties



4 Charolais Way CLYDE NORTH 3978 (REI/VG) Agent Comments



Price: \$635,000

Method: Private Sale

Date: 27/04/2020

Property Type: House

Land Size: 448 sqm approx



36 Dan Morgan Dr CRANBOURNE EAST 3977 (REI/VG) Agent Comments



Price: \$610,000

Method: Private Sale

Date: 20/05/2020

Property Type: House

Land Size: 543 sqm approx

155 Heather Gr CLYDE NORTH 3978 (VG)

Agent Comments



Price: \$600,000

Method: Sale

Date: 03/04/2020

Property Type: House (Res)

Land Size: 400 sqm approx