

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

72 Moxham Drive, Clyde North Vic 3978

Indicative selling price

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

Range between \$1,150,000

&

\$1,265,000

Median sale price

Median price \$790,000

Property Type House

Suburb Clyde North

Period - From 01/07/2022

to 30/09/2022

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	160 Heather Gr CLYDE NORTH 3978	\$1,375,000	18/06/2022
2	16 Domingo Av CLYDE NORTH 3978	\$1,200,000	11/07/2022
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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:

02/11/2022 11:06



Property Type: Land
Land Size: 474 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,265,000
Median House Price
 September quarter 2022: \$790,000

Comparable Properties

160 Heather Gr CLYDE NORTH 3978 (VG)

Agent Comments



Price: \$1,375,000
Method: Sale
Date: 18/06/2022
Property Type: House (Res)
Land Size: 517 sqm approx

16 Domingo Av CLYDE NORTH 3978 (VG)

Agent Comments



Price: \$1,200,000
Method: Sale
Date: 11/07/2022
Property Type: House (Res)
Land Size: 549 sqm approx

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.

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