

## 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

12 Compton Way Clyde North VIC 3978

### Indicative selling price

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

Single Price

or range  
between

\$570,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,500

Property type

House

Suburb

Clyde North

Period-from

01 Jan 2019

to

31 Dec 2019

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

|  |           |           |
|--|-----------|-----------|
| 12 Dame Avenue Clyde North VIC 3978    | \$635,000 | 05-Aug-19 |
| 30 Compton Way Clyde North VIC 3978    | \$570,000 | 26-Aug-19 |
| 170 Heather Grove Clyde North VIC 3978 | \$600,000 | 16-Sep-19 |

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.~~

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Mubashir Habib

M 0423908475

E mubashir.habib@raywhite.com



**12 Dame Avenue Clyde North VIC 3978**

4 2 2

Sold Price

**\$635,000**

Sold Date **05-Aug-19**

Distance **0.13km**



**30 Compton Way Clyde North VIC 3978**

4 2 2

Sold Price

**\$570,000**

Sold Date **26-Aug-19**

Distance **0.15km**



**170 Heather Grove Clyde North VIC 3978**

4 2 2

Sold Price

**\$600,000**

Sold Date **16-Sep-19**

Distance **0.26km**



**38 Kalbian Drive Clyde North VIC 3978**

4 2 2

Sold Price

**\$571,000**

Sold Date **02-Sep-19**

Distance **0.35km**



**5 Grabke Avenue Clyde North VIC 3978**

4 2 2

Sold Price

**\$600,000**

Sold Date **17-Aug-19**

Distance **0.4km**



**20 Palacio Terrace Clyde North VIC 3978**

4 2 2

Sold Price

**\$531,000**

Sold Date **03-Aug-19**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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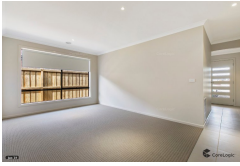
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E mubashir.habib@raywhite.com



**44 Pamplona Way Clyde North VIC 3978**

Sold Price

**\$525,000**

Sold Date

**04-Aug-19**

4 2 2

Distance

**0.48km**



**9 Westbourne Street Clyde North VIC 3978**

Sold Price

**\$570,000**

Sold Date

**20-Oct-19**

3 2 2

Distance

**0.49km**



**11 Hanoverian Street Clyde North VIC 3978**

Sold Price

**\$530,000**

Sold Date

**19-Aug-19**

3 2 2

Distance

**0.53km**



**6 Ventasso Street Clyde North VIC 3978**

Sold Price

**\$567,000**

Sold Date

**22-Oct-19**

4 2 2

Distance

**0.54km**

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UN = Undisclosed Sale

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