

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

### Property offered for sale

Address  
Including suburb and postcode 230 St Germain Boulevard, 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)

Price Range

\$660,000

&

\$720,000

### Median sale price

Median price

\$593,500

Property Type

House

Suburb

Clyde North (3978)

Period - From

01/07/2019

to

30/06/2020

Source

Pricefinder

### Comparable property sales

**A**

These are the three properties sold within five kilometres of the property for sale in the last 18 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 |
|---|-----------|--------------|
| 33 BELLHAVEN CIRCUIT, CLYDE NORTH VIC 3978  | \$720,000 | 11/04/2020   |
| 15 OBSERVATORY STREET, CLYDE NORTH VIC 3978 | \$660,000 | 23/06/2020   |
| 6 OBSERVATORY STREET, CLYDE NORTH VIC 3978  | \$672,000 | 10/08/2020   |

This Statement of Information was prepared on: 30/09/2020